

Army Lodging Wellness Recommendation



Final Submittal - Presidio of Monterey

February 27, 2004

3D/I

Presidio of Monterey

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Introduction

Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Presidio of Monterey Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for

conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of all of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Due to the lack of private lodging available during peak season and the relatively high room rates prevalent in the market, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion. Using this criterion, we expect an average occupancy of 65%, and 80% of the official demand is met.

Room Count and Mix Recommendation

95 rooms

Proposed room mix:

- 54 standard guest rooms;
- 14 extended-stay guest rooms offering a kitchenette;
- 27 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Lodging Summary

The following Lodging for Presidio of Monterey is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging

facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs.

Building Number	Existing Rooms					Wellness Recommendation (FY 08)			
	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf	Other Rooms	Total Rooms	Std Rms 300 sf	Extend. Stay Rms 300 sf	Family Suites 450 sf
Wellness Recommendation based on Demand Analysis									
						95	54	14	27
Existing Lodging Facilities									
354 A	1				1	0			
354 B	1				1	0			
356 A	1				1	0			
356 B	1				1	0			
358 A	1				1	0			
358 B	1				1	0			
359	1				1	0			
364	1				1	0			
366	26			26		0			
367	40	20	12	8		0			
Totals	74	20	12	34	8	0	0	0	0
New Proposed Lodging Facility									
						95	54	14	27
Total Lodging Rooms									
						95	54	14	27

Summary of Room Count and Mix based on Configuration

- 95 rooms
 - 54 standard guest rooms;
 - 14 extended-stay guest rooms offering a kitchenette;
 - 27 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette.

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

Building Number	Existing Units						Wellness Recommendation (FY 08)			
	Total Rooms	Condition Analysis Cost*	Upgrade Renovation Cost**	Renovation Cost***	Replacement Cost	% Condition Analysis or Renovation Cost Ratio	Total Rooms	Total Cost	Condition Analysis / Upgrade Renovation Cost	New Construction Cost
Existing Lodging Facilities										
354 A	1	\$ 267,143		*****	\$ 283,323	94.29%	0			
354 B	1	\$ 266,227		*****	\$ 165,255	161.10%	0			
356 A	1	\$ 309,121		*****	\$ 283,323	109.11%	0			
356 B	1	\$ 305,649		*****	\$ 283,323	107.88%	0			
358 A	1	\$ 338,575		*****	\$ 283,323	119.50%	0			
358 B	1	\$ 338,575		*****	\$ 283,323	119.50%	0			
359	1	\$ 371,475		*****	\$ 367,531	101.07%	0			
364	1	\$ 374,743		*****	\$ 367,531	101.96%	0			
366	26	****		\$ 5,033,398	\$ 7,923,425	63.53%	0			
367	40	\$ 2,196,396			\$ 4,226,723	51.96%	0			
Totals	0	\$ 4,767,904		\$ 5,033,398	\$ 14,467,080		0	\$ -	\$ -	
New Proposed Lodging Facility										
							95	\$ 13,604,902		\$ 13,604,902
Total							95	\$ 13,604,902	\$ -	\$ 13,604,902

- * The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.
- ** The Upgrade Renovation Cost includes Condition Assessment items and Upgrade Renovation Cost to meet Army Lodging Standards.
- *** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.
- **** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.
- ***** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed new construction costs on-post. The new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

	New Building
Cost per Room at Presidio of Monterey	\$ 78.71
Off Post Cost per Room	\$ 103.33
Difference between On-Post and Off-Post Lodging per room	\$ 24.62
% Savings of On-Post to Off-Post Lodging	23.8%

The Cost Per Room at Presidio of Monterey is based on:
 Renovation / New Construction Cost w/ inflation to FY 08
 Current Operating Cost w/ inflation to FY 08
 Cap Ex Cost
 Capital Assessment Cost to FY 08
 Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and the savings of 23.2%, it is our recommendation that the Army construct a new Lodging facility at Presidio of Monterey in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Presidio of Monterey to construct a new main Lodging facility to accommodate the public and back-of-the-house spaces and 95 rooms, to meet the 95 room requirement. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows

- Remove buildings 366 and 367 from Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria. Due to space constraints on this installation, the recommendation will be to demolish these buildings to provide an adequate site for a new Lodging facility.
- Construct a new Lodging facility to include 95 rooms. This building will be planned to include public and back-of-the-house Lodging functions for the total Lodging inventory.
- Remove all other existing Lodging buildings from the Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

New Lodging Facility	\$13,604,902
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Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 354 A/B, 356 A/B, 358 A/B, 359, 364, 366 and 367.
- Installation should demolish buildings 366 and 367. Schedule for demolition and construction should be coordinated so that construction can begin immediately after demolition.
- Construct new Lodging facility prior to removing remaining Lodging facilities from inventory. One of the remaining buildings can be used for Lodging administration during the duration of construction.
- Remove buildings 354 A/B, 356 A/B, 358 A/B, 359, and 364 from the Lodging inventory.

Section 2

Lodging Master Plan



Installation Summary

The Defense Language Institute Foreign Language Center (DLIFLC), located on the Presidio of Monterey (POM) along the northern coast of California, is the primary foreign language training institution within the Department of Defense (DoD). POM/DLIFLC conducts full-time foreign language resident training, exercising technical control of nonresident foreign language training in the Defense Foreign Language Program. The DLIFLC provides foreign language services to DoD, government agencies, and foreign governments.

The Presidio of Monterey Master Plan incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of this plan. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses, and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of the Presidio of Monterey has been preserved within a historical district composed of early 20th century cavalry buildings. New construction is in the Spanish mission character, with medium sloped clay tile roofs and light toned stuccos with dark toned or colored trims. The new dormitory buildings currently under construction exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Presidio of Monterey were constructed in various phases and locations. Single family houses and duplexes were constructed in 1906 in the residential district of the installation. Buildings 366 and 367, constructed in 1956 and 1966, respectively, are considered the primary Lodging area. A thorough condition and functional assessment of the existing buildings noted significant deficiencies. Additionally, renovation of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located in the center of the installation. This site is recommended for planning future Lodging construction.

The proposed Presidio of Monterey Lodging Master Plan reflects 95 Lodging rooms with replacement of the entire existing Lodging inventory consolidated into a new Lodging facility. This new facility will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements.

Siting of the new 95 unit Lodging facility is recommended on the area currently occupied by buildings 366 and 367, based on available land and severe site constraints on the installation. Although adequate, this site is constrained, though, by existing roads and parking, and recommendations include realignment of these areas to support the new construction. This plan recommends retaining the rooms in buildings 354 A/B, 356 A/B, 358 A/B, 359 and 364 until construction of a new Lodging facility is completed.

Existing Lodging Summary



Building 354 A

354 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 354 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 354 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 354 B

354 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartments is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 354 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 354 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 356 A

356 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 356 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 356 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 356 B

356 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 356 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 356 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 358 A

358 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 358 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 358 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 358 B

358 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 358 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 358 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 359

Building 359, constructed in 1906, is a three bedroom historical structure located in the residential district of the installation. This facility is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 359 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove building 359 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 364

Building 364, constructed in 1906, is a three bedroom historical structure located in the residential district of the installation. This facility is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 364 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove building 364 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.



Building 366

Building 366, constructed in 1956, is a three story structure, originally constructed as a dormitory building and currently serves as the main Lodging facility for the installation. The building is in fair condition but does not meet the Lodging size requirements or provide appropriate support spaces for the main Lodging functions. The cost to modify this facility to meet Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 366 from the Lodging inventory. Due to space constraints, the building will need to be demolished to provide an adequate site for a new Lodging Facility.



Building 367

Building 367, constructed in 1966, is a two story structure, originally constructed as a Lodging facility. Although the size and configuration of the guest rooms meet Lodging standards, the building systems are in poor condition and minor renovations are required to support areas. The cost to make condition assessment improvements will exceed 50% of the replacement cost.

Our recommendation is to remove building 367 from the Lodging inventory. Due to space constraints, the building will need to be demolished to provide an adequate site for a new Lodging Facility.

New Lodging Building

The proposed replacement/new Lodging facility includes 95 rooms; 54 standard guest rooms, 14 extended stay rooms, and 27 family suites. The lobby and back-of-the-house spaces are sized for the 95 total Lodging rooms on the installation.

The proposed new construction will be located on the same site of the current main Lodging facilities, buildings 366 and 367, based on available land and site constraints on the installation. Although adequate, this site is constrained by existing roads and parking, and recommendations include realignment of these areas to support the new construction. The lobby will be constructed of glass exterior curtain walls to enhance the approach to the building, while allowing maximum circulation. The proposed building construction is steel frame with CMU infill walls, sloped standing seam metal roof, and a stucco veneer. The architectural guidance for the Presidio of Monterey is specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Coastal sightline restrictions influence the heights of the buildings on the installation and the maximum height allowed is 4 stories. Based on the number of required rooms and the limitations of the site, the recommendation of this plan is to provide a 3 story core, compatible with surrounding facilities. A single story covered drop-off area would provide pedestrian scale and would also emphasize the front façade of the facility.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

ROOM / SPACE	PROGRAMMED FLOOR AREA			PLAN FLOOR AREA
	No. Req'd	Net Area Per Room	Total Net Area	
Total Area including 9% Add On Factor (does not include Outside Areas)*			62734	64627
Public Areas			17876	18246
Exterior Entrance	N/A	N/A		0
Vestibule	1	1	0	0
Lobby (includes vestibule)	1	500-800	500-800	1141
Front Desk	2 station	100	100	108
Bell Cart Station	3	12	36	68
Breakfast Bar (Seat/Svc) - min.	1	550	550	555
Passenger Elevators	2	64	384	384
Stairs	4	230	2760	2202
Public Corridors	0	0	11500	11295
Public Telephone Area	2	6	12	12
Vending - Full Service	2	70	140	188
Vending - Ice Only	1	30	30	90
Women - Lobby	1	200	200	177
Men - Lobby	1	200	200	177
Multi-Purpose Room - (250 s.f. min.)	1	250	250	253
Study Rooms (1 per 25 ext stay units)	1	250	250	757
Guest Laundries (2 sets w/d per 75 units)	2	192	384	338
Gear Wash Rooms - (170 s.f. min.)	0	170	0	0
Guest Bulk Storage (1 per 4 family suites)	7	25 ea. 40 w/circ.	280	501
Guest Rooms	95		32550	32550
Guest Room - Standard	54	300	16200	16200
Guest Room - Ext. Stay	14	300	4200	4200
Guest Room - Family Suites	27	450	12150	12150
Back-of-House Areas			7128	8318
Manager's Office	1	180	180	180
Assistant Manager Offices	1	120	120	120
Front Office Manager	1	100	100	100
Admin. Offices	2 staff	200-250	200-250	251
Cash Room	1	75	75	75
Luggage Storage	1	75	75	73
Admin. Conference Room	1	250	250	252
Housekeeping Office	1	120	120	126
Dirty/Clean Linen Storage	0	50	0	0
In-House Laundry - (500 s.f. minimum)	1	500	500	500
Receiving Office	1	75	75	105
Maintenance Area	1	175	175	175
Kitchen Prep Room	1	150	150	151
Break Room	1	210	210	219
Staff Toilet - Men	1	100	100	72
Staff Toilet - Women	1	100	100	72
Access Corridor	0	0	900	902
Receiving -min.	1	150	150	214
Housekeeping Rooms	1 per 15 units	128	896	1241
Service Elevator	1	80	240	252
Data/Commo Room	1	100	100	100
Switch Closets	3	16	48	203
Janitor Closet	1	50	50	69
Mechanical Room	0	0	760	1013
General Storage Room - (500 s.f. min.)	1	500	500	791
Bulk Storage Room - (500 s.f. min.)	1	500	500	589
Electrical Room	3	140	420	473
Elevator Equipment Room	1	84	84	0
Exterior			400	
Playground (Outdoor)	1	0	0	0
Grounds Maintenance	1	400	400	0
* Add on factor to cover s.f. for partitions and any space not included in numbers above.				

Cost Summary

The New Construction Cost: \$13,604,902

- The cost is for a building of 95 rooms.
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

Summary of Project Replacement Cost (based on 64,627 s.f.)

CSI	Percent	Amount
02 Site Work	4.55%	\$418,159.36
Parking Lots		\$96,558.00
Site Earthwork		\$321,601.36
03 Concrete	20.07%	\$1,844,424.32
Floor Construction		\$1,268,670.02
Slab on Grade		\$130,601.35
Stair Construction		\$53,361.00
Standard Foundations		\$391,791.95
04 Masonry	4.46%	\$410,120.42
Exterior Walls		\$410,120.42
07 Thermal & Moisture Protection	5.86%	\$538,818.80
Roof Construction		\$218,111.58
Roof Coverings		\$320,707.22
08 Doors & Windows	7.35%	\$675,471.61
Exterior Doors		\$21,575.51
Exterior Windows		\$508,200.00
Interior Doors		\$145,696.10
09 Finishes	18.47%	\$1,697,706.54
Ceiling Finishes		\$490,732.85
Floor Finishes		\$557,917.30
Partitions		\$366,152.22
Wall Finishes		\$282,904.17
11 Equipment	2.11%	\$194,246.75
Commercial Equipment		\$18,301.25
Other Equipment		\$175,945.50
13 Special Construction	5.13%	\$471,717.51
Communications & Security		\$212,351.24

Sprinklers		\$259,366.27
14 Conveying Systems	2.83%	\$259,908.00
Elevators and Lifts		\$259,908.00
15 Mechanical	16.57%	\$1,522,794.68
Cooling Generating Systems		\$626,867.12
Domestic Water Dist		\$240,669.00
Plumbing Fixtures		\$655,258.56
16 Electrical	7.41%	\$680,965.62
Electrical Service & Distribution		\$675,653.72
Site Lighting		\$5,311.90
19 FF&E	5.17%	\$475,000.00
Interior FF&E allowance		\$475,000.00
Total Raw Cost	100.00%	\$9,189,333.61

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$50,541.33
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$918,933.36
Total Additional Hard Cost		\$969,474.70

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$507,940.42
SIOH Conus	6.50%	\$693,338.67
Design	10.00%	\$1,015,880.83
08 MYr Inflation Fct	9.93%	\$1,228,933.64
Total Soft Cost		\$3,446,093.56
Total Project Cost for Replacement		\$13,604,901.86

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-3) HERE

Overview

Section 3 Demand Analysis

The Presidio of Monterey is home to the Defense Language Institute Foreign Language Center (DLIFLC). Located on the Monterey Peninsula, about 90 miles south of San Francisco, the installation's major tenants also include the 229th Military Intelligence Battalion and the 311th Military Training Squadron.

Ranging from 5,100 to 5,400 between FY98 and FY01, the Presidio of Monterey's population grew to 5,773 in FY02. The installation expects the population to continue this upward trend, reaching 6,211 personnel by FY06. Population is forecast to remain at this level annually thereafter.

In FY02, Presidio of Monterey's lodging demand comprised 52% Temporary Duty (TDY) personnel, 28% Permanent Change of Station (PCS) personnel and 20% unofficial travelers. Unofficial demand is not used in the calculation of recommended room inventory.

The majority of TDY personnel attended classes and training sessions; these classes typically lasted 3 to 5 days. The majority of PCS stays averaged 25 days.

The table below describes the Presidio of Monterey's official demand population.

Presidio of Monterey Official Market Demand Analysis		
	TDY	PCS
Total Demand:	52%	28%
Market Segmentation:		
Individuals	100%	< 10%
Families	0%	> 90%
Average Length of Stay (Days):		
14 days or less	80% (4 days)	40% (7 days)
More than 14 days	20% (15 days)	60% (25 days)

Source: Presidio of Monterey Lodging Administration, compiled by HVS International

On Post Inventory

The Presidio of Monterey's lodging inventory has 74 rooms.

Demand and Utilization

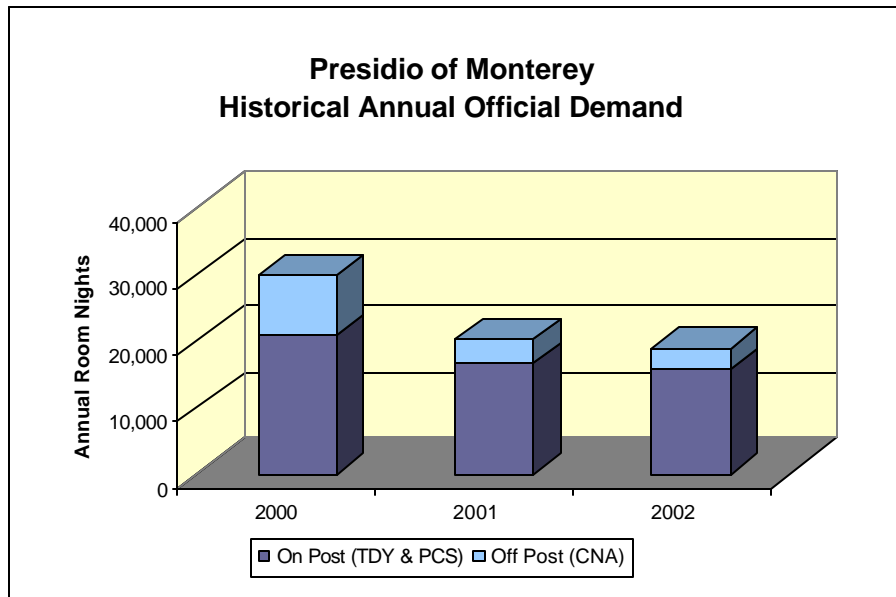
Data Summary

Official demand, including Certificates of Non-Availability (CNAs), totaled 18,921 room nights in FY02, down from 20,033 in FY01 and 29,820 in FY00. In FY02, official demand averaged 52 room nights per day. TDY demand remained stable, at just over 10,000 room nights in FY02 after declining by approximately 3,000 room nights in FY01.

PCS demand decreased from 6,242 in FY01 to 5,515 in FY02. The decline was generally consistent throughout the year, as the number of moves initiated at this installation steadily decreased.

Lodging issued slightly fewer CNAs in FY02 (3,212 room nights) than in FY01 (3,415) concurrent with the lower demand levels. Although a higher level of CNAs occurred in the fall of calendar 2001 following the year's terrorist attacks, a lower level of CNA activity was registered during 2002's spring and summer when PCS moves minimized and allowed for more accommodation of TDY travelers.

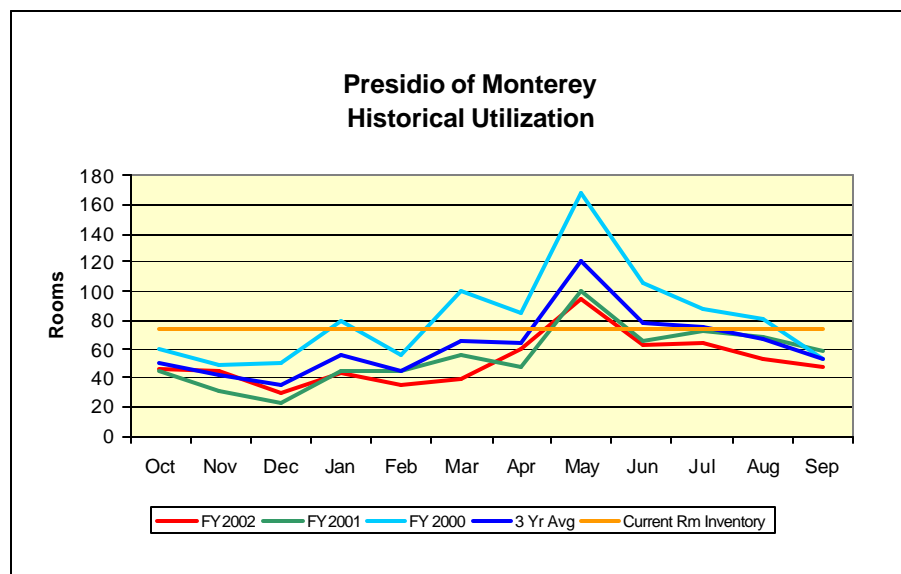
The following chart summarizes Presidio of Monterey's historical data; it identifies the annual official demand both on and off post.



Source: Presidio of Monterey Lodging Administration, compiled by HVS International

The Presidio's lodging occupancy decreased from 67.5% in FY00 to 61.5% in FY01, and then increased to 66.1% in FY02. During FY02, there was a decrease in room inventory from 83 to 74 rooms. We attribute the increased occupancy to the lowered inventory rather than an increase in demand.

The following chart summarizes Presidio of Monterey's historical utilization data by month.



Source: Presidio of Monterey Lodging Administration, compiled by HVS International

Monthly variances between years reflect increases in training and class attendance during much of FY00 when compared to the other two years. Despite the overall increase in FY00, demand is relatively consistent from month to month.

Seasonality

The records indicate a distinct seasonality trend to Presidio of Monterey's lodging demand. Activity peaks March through July, with particularly high demand in May. Higher PCS activity during the summer months also contributes to strong demand trends at this time. In comparison to these time periods, October through February tended to have lower lodging demand.

Factors Influencing Demand

Lodging management does not expect any changes in the training mission or other known factors that would cause significant changes to future lodging demand patterns.

Private Market Capability

The installation provides a referral list to 16 area hotels inclusive of 2,448 rooms within a 30-minute rush-hour driving time radius of the installation. These hotels represent a mix of limited and full-service properties, ranging in size from 30 to 575 rooms. The private market hotels represent a wide range of facilities affiliated with recognizable brand names; products range from budget motels such as Travelodge and Ramada Limited to first class hotels such as the Marriott Monterey and the Hilton Monterey Resort.

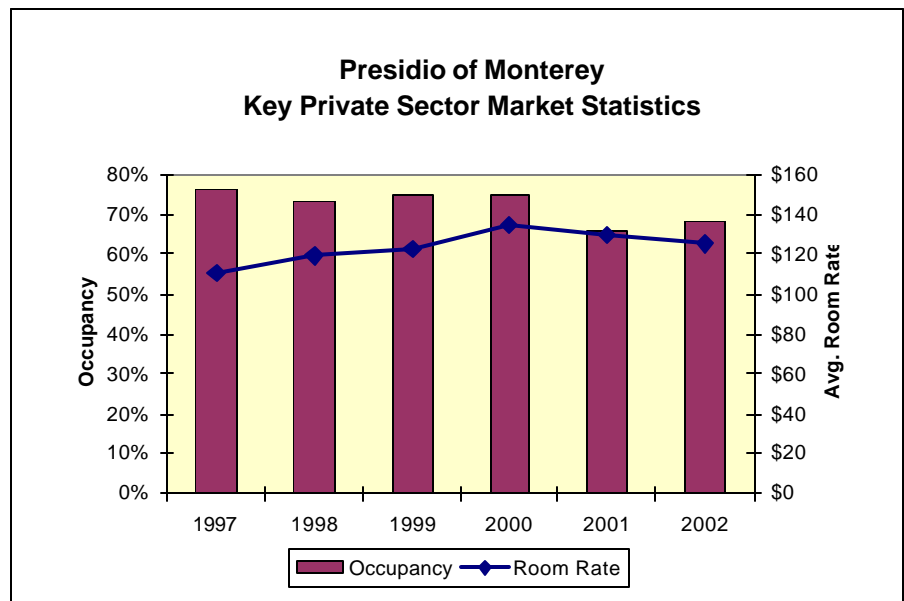
Monterey exhibits relatively strong private market lodging trends, with overall occupancy gaining strength in recent months after declining in 2001. Rooms are typically scarce during midweek in March through October when business travel is strong. Monterey is also one of the most visited tourist sites in California. As a result, it is difficult to find reasonably-priced hotel accommodations during the summer's peak tourist season.

Reported room rates within the private market ranged widely concurrent with the varying product types, from \$45 to \$132; the overall weighted average rate offered by hotels to government travelers on the referral list was \$79. This rate was skewed downward by the many dated, budget motels listed on the referral list. Also, low government rates are not typically available during the peak demand periods. Accordingly, the

rounded, market average rate reported by Smith Travel Research was higher at \$125 for 2002. Rates have declined modestly during the last two years, but remain comparatively high overall.

The FY02 off-post lodging per diem rate was \$94; although the average of the referral list was lower, as noted, these lower rates are not always available and the lower rate position is skewed by the many budget-priced hotels on the list. Therefore, the \$94 per diem is considered to be the actual government rate paid in this market, and we used that rate in our quantitative analysis.

The chart below describes key private market statistics.



Source: Smith Travel Research

Demand Requirement Determination

We reviewed FY98 and FY99 data on a qualitative basis; however we used only the FY 00 - FY 02 data as a basis for future demand projections since it reflected the current tempo of operations more accurately.

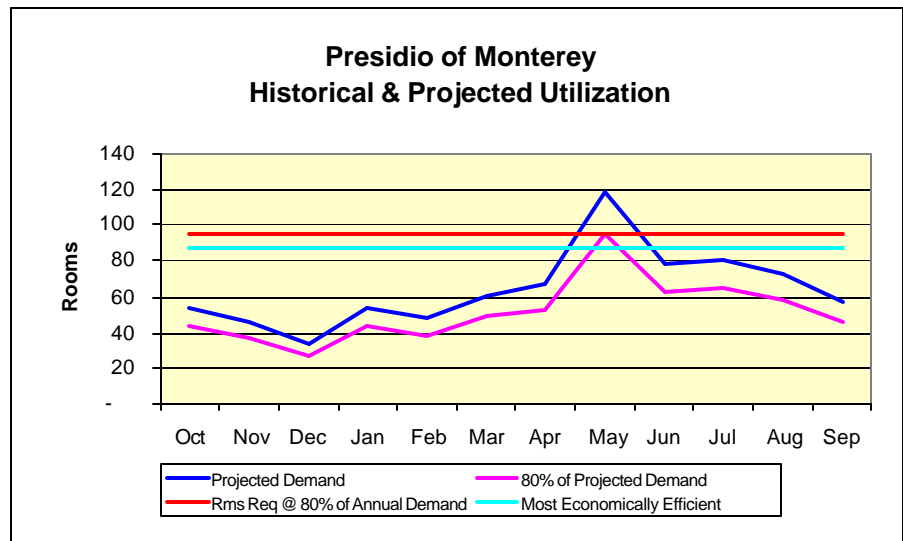
The normalization process eliminated monthly demand variances that were 20% greater or 20% less than average demand for FY00 through FY02. Variances greater or less than 20% of the average are atypical and unlikely to recur. For Presidio of Monterey, normalization resulted in

a decrease of 3,848 room nights in FY00, and respective increases in FY01 and FY02 of 215 and 390 room nights.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 95; generating occupancy of 65%. As implied by the criterion, at least 80% of the official demand is met each month. On an annual basis, 96% of the official demand is met.

Another method to determine the number of rooms to be provided at the installation applies the “Most Economically Efficient” criterion. This measure compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. The number of rooms required to achieve this equilibrium for Presidio of Monterey is 87 rooms. With a room inventory of 87 rooms, the expected occupancy is 71% and 96% of the official demand is met.

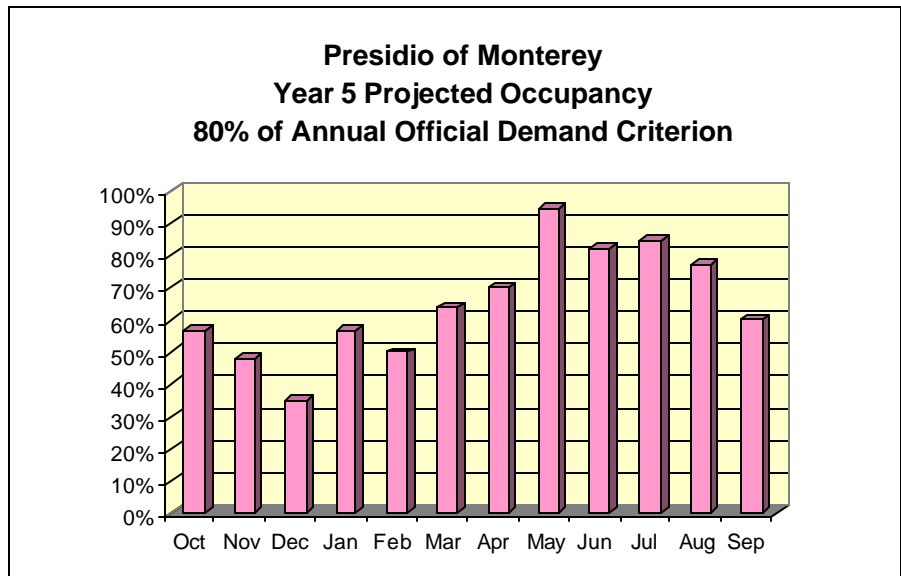
The chart below compares the alternatives to room inventory to projected demand.



Source: Presidio of Monterey Lodging Administration and HVS International

Due to the lack of private lodging available during peak season and the relatively high room rates prevalent in the market, we recommend the number of rooms provided by the “80% of Annual Official Demand” criterion, or 95 units. Presidio of Monterey’s projected FY08 Average Daily Rate is \$35.70, based on projected operating costs and exclusive of Wellness recommended capital improvement costs.

The chart below presents the expected occupancy percentage on a monthly basis.



Source: HVS International

Using the “80% of Annual Official Demand” criterion, the average occupancy is 65%, and at least 80% of the official demand is met each month. On a monthly basis, occupancy varies from a low of 35% in December to 95% in May.

Summary and Recommendation

- Presidio of Monterey’s population expanded to over 5,700 personnel in FY02; the installation forecasts activity will continue to grow with a stabilized population over 6,300 by FY06
- The local private sector lodging market is experiencing a rebound in demand trends and its seasonality limits room availability during the summer and midweek periods; moreover, market average room rates are relatively high
- Official demand has slightly decreased over the last three years and is expected to remain at a similar level in the near future
- Providing a room inventory equal to the results of the “80% of Annual Official Demand” criterion will generate an annual occupancy rate of 65%.

Room Count and Mix Recommendation

- 95 rooms
- Proposed room mix:
 - 54 standard guest rooms
 - 14 extended-stay guest rooms offering a kitchenette
 - 27 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.



*Bldg 354A
Front Porch
Presidio of Monterey
Monterey, CA*

Building 354 A

354 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 354 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 354 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$267,143
• Replacement Cost	\$283,323
• Condition Assessment to Replacement Cost Ratio	94.29%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 354 A is not recommended.



Bldg 354A
Side View
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 354A
Kitchen
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



Bldg 354A
Bathroom
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 354A
Living Room
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Building 354 A

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.52%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.29%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	4.02%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	18.46%	\$29,272.77
Roof Deck: Damaged or Failing		\$2,286.70
Roof Framing: Damaged or Failing		\$7,961.80
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$4,507.30
Wood framing: Damaged or Failing		\$7,744.00
07 Thermal & Moisture Protection	1.88%	\$2,981.78
Asphalt Shingle Roof: Beyond Useful Life		\$2,981.78
08 Doors & Windows	24.91%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	26.74%	\$42,409.55
Carpet: Beyond Useful Life		\$2,648.09
Drywall Ceilings: Damaged or Failing		\$4,989.37
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$7,049.45
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$12,545.71
13 Special Construction	3.52%	\$5,588.31
Fire Alarm System: Missing or Inadequate		\$846.60
Fire Sprinklers: Missing or Inadequate		\$4,741.71
15 Mechanical	8.37%	\$13,273.87
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$2,777.97
Pipe, sewer or waste: Beyond expected useful life		\$1,331.96
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.14%	\$12,911.17
Branch Circuits: Beyond Expected Useful Life		\$3,776.41
Emergency Light: Missing or inadequate		\$234.00

Building 354 A

Fixture: Incandescent fixture beyond expected life	\$4,997.90
Main service: Missing or inadequate	\$1,898.49
Walkway light: Missing or inadequate	\$2,004.37

19 FF&E	3.15%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$158,608.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$872.34
Force Protection	9.00%	\$15,780.70
General Conditions	10.00%	\$15,860.80
Total Additional Hard Cost		\$32,513.85

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,112.18
SIOH Conus	6.50%	\$13,665.21
Design	10.00%	\$19,112.18
08 MYr Inflation Fct	9.93%	\$24,131.03
Total Soft Cost		\$76,020.62
Total Project		\$267,142.46

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.58%	\$6,842.55
Site Earthwork		\$6,842.55
03 Concrete	11.23%	\$21,493.81
Floor Construction		\$9,319.78
Slab on Grade		\$5,071.33
Standard Foundations		\$7,102.70
04 Masonry	14.99%	\$28,682.34
Exterior Walls		\$28,682.34
07 Thermal & Moisture Protection	10.79%	\$20,649.16
Roof Construction		\$2,440.99
Roof Coverings		\$18,208.17
08 Doors & Windows	12.68%	\$24,273.81
Exterior Doors		\$5,245.35
Exterior Windows		\$14,520.00
Interior Doors		\$4,508.46
09 Finishes	14.92%	\$28,553.29
Ceiling Finishes		\$4,156.64
Floor Finishes		\$8,196.99
Partitions		\$8,886.72
Wall Finishes		\$7,312.95
11 Equipment	4.43%	\$8,470.00
Other Equipment		\$8,470.00
13 Special Construction	3.79%	\$7,258.96
Communications & Security		\$2,556.97
Sprinklers		\$4,701.99
15 Mechanical	11.91%	\$22,798.82
Cooling Generating Systems		\$11,364.32
Domestic Water Dist		\$4,356.00
Plumbing Fixtures		\$7,078.50
16 Electrical	6.45%	\$12,345.63
Electrical Service & Distribution		\$12,345.63
19 FF&E	5.23%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$191,368.37

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,052.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,136.84
Total Additional Hard Cost		\$20,189.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$10,577.89
SIOH Conus	6.50%	\$14,438.82
Design	10.00%	\$21,155.77
08 MYr Inflation Fct	9.93%	\$25,592.61
Total Soft Cost		\$71,765.09
Total Project Cost for Replacement		\$283,322.82



*Building 354B
Front Porch
Presidio of Monterey
Monterey, CA*

Building 354 B

354 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartments is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 354 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 354 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 1 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$266,227
• Replacement Cost	\$165,255
• Condition Assessment to Replacement Cost Ratio	161.10%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 354 B is not recommended.



Bldg 354B
Back and Roof
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	1
16.Delta renovation	0
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 354B
Hot Water Heater and Stove in
Kitchen
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



Bldg 354B
Bathroom
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 354B
Dinning Room
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as

Building 354 B part of the Wellness Recommendation.

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.52%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.29%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	4.04%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	20.62%	\$32,593.19
Roof Deck: Damaged or Failing		\$1,975.49
Roof Framing: Damaged or Failing		\$7,961.80
Structural Wood Beams: Damaged or Failing		\$4,242.56
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$3,896.37
Wood framing: Damaged or Failing		\$7,744.00
07 Thermal & Moisture Protection	1.63%	\$2,574.18
Asphalt Shingle Roof: Beyond Useful Life		\$2,574.18
08 Doors & Windows	24.99%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	24.14%	\$38,149.05
Carpet: Beyond Useful Life		\$2,220.68
Drywall Ceilings: Damaged or Failing		\$4,313.09
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$5,593.11
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$10,845.24
13 Special Construction	5.17%	\$8,168.05
Fire Alarm System: Missing or Inadequate		\$731.85
Fire Sprinklers: Missing or Inadequate		\$7,436.20
15 Mechanical	8.05%	\$12,717.96
Bath tub: Replace due to remodel		\$1,917.49
Pipe, domestic water: Beyond expected useful life		\$2,401.75
Pipe, sewer or waste: Beyond expected useful life		\$1,152.27
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	7.40%	\$11,691.56
Branch Circuits: Beyond Expected Useful Life		\$3,265.88

Building 354 B

Emergency Light: Missing or inadequate		\$200.17
Fixture: Incandescent fixture beyond expected life		\$4,322.65
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	3.16%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$158,065.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$869.36
Force Protection	9.00%	\$15,726.68
General Conditions	10.00%	\$15,806.50
Total Additional Hard Cost		\$32,402.53

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$19,046.75
SIOH Conus	6.50%	\$13,618.43
Design	10.00%	\$19,046.75
08 MYr Inflation Fct	9.93%	\$24,048.42
Total Soft Cost		\$75,760.36
Total Project		\$266,227.89

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.16%	\$3,526.24
Site Earthwork		\$3,526.24
03 Concrete	10.82%	\$12,078.15
Floor Construction		\$5,887.44
Slab on Grade		\$2,578.86
Standard Foundations		\$3,611.85
04 Masonry	18.40%	\$20,543.39
Exterior Walls		\$20,543.39
07 Thermal & Moisture Protection	9.71%	\$10,833.33
Roof Construction		\$1,322.13
Roof Coverings		\$9,511.20
08 Doors & Windows	16.06%	\$17,930.99
Exterior Doors		\$5,245.35
Exterior Windows		\$9,680.00
Interior Doors		\$3,005.64
09 Finishes	13.28%	\$14,827.16
Ceiling Finishes		\$2,107.36
Floor Finishes		\$4,122.89
Partitions		\$4,813.39
Wall Finishes		\$3,783.52
11 Equipment	3.79%	\$4,235.00
Other Equipment		\$4,235.00
13 Special Construction	3.31%	\$3,691.31
Communications & Security		\$1,300.27
Sprinklers		\$2,391.04
15 Mechanical	10.30%	\$11,496.21
Cooling Generating Systems		\$5,778.96
Domestic Water Dist		\$2,178.00
Plumbing Fixtures		\$3,539.25
16 Electrical	6.68%	\$7,458.44
Electrical Service & Distribution		\$7,458.44
19 FF&E	4.48%	\$5,000.00
Interior FF&E allowance		\$5,000.00
Total Raw Cost	100.00%	\$111,620.23

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$613.91
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$11,162.02
Total Additional Hard Cost		\$11,775.93

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$6,169.81
SIOH Conus	6.50%	\$8,421.79
Design	10.00%	\$12,339.62
08 MYr Inflation Fct	9.93%	\$14,927.51
Total Soft Cost		\$41,858.72
Total Project Cost for Replacement		\$165,254.88

INSERT BUILDING 354 FLOOR PLAN HERE



*Bldg 356A
Roof
Presidio of Monterey
Monterey, CA*

Building 356 A

356 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 356 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 356 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$309,121
• Replacement Cost	\$283,323
• Condition Assessment to Replacement Cost Ratio	109.11%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 356 A is not recommended.



Bldg 356A
Side View
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 356A
Laundry Room
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



***Bldg 356A
Door and Window
Presidio of Monterey
Monterey, CA***

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 356A
Old Fireplace
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Building 356 A

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.45%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.25%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	3.48%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	22.05%	\$40,473.78
Roof Deck: Damaged or Failing		\$3,177.16
Roof Framing: Damaged or Failing		\$9,952.25
Structural Wood Beams: Damaged or Failing		\$4,628.25
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$6,263.15
Wood framing: Damaged or Failing		\$9,680.00
07 Thermal & Moisture Protection	2.25%	\$4,138.59
Asphalt Shingle Roof: Beyond Useful Life		\$4,138.59
08 Doors & Windows	21.52%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	27.33%	\$50,161.42
Carpet: Beyond Useful Life		\$3,877.69
Drywall Ceilings: Damaged or Failing		\$6,933.01
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$6,740.79
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$17,433.00
13 Special Construction	2.88%	\$5,280.61
Fire Alarm System: Missing or Inadequate		\$1,176.40
Fire Sprinklers: Missing or Inadequate		\$4,104.21
15 Mechanical	8.11%	\$14,881.21
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$3,864.81
Pipe, sewer or waste: Beyond expected useful life		\$1,852.46
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.95%	\$16,425.49
Branch Circuits: Beyond Expected Useful Life		\$5,251.00

Building 356 A

Emergency Light: Missing or inadequate		\$324.22
Fixture: Incandescent fixture beyond expected life		\$6,947.41
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.72%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$183,532.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,009.43
Force Protection	9.00%	\$18,260.52
General Conditions	10.00%	\$18,353.20
Total Additional Hard Cost		\$37,623.14

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$22,115.51
SIOH Conus	6.50%	\$15,812.59
Design	10.00%	\$22,115.51
08 MYr Inflation Fct	9.93%	\$27,923.04
Total Soft Cost		\$87,966.66
Total Project		\$309,121.80

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.58%	\$6,842.55
Site Earthwork		\$6,842.55
03 Concrete	11.23%	\$21,493.81
Floor Construction		\$9,319.78
Slab on Grade		\$5,071.33
Standard Foundations		\$7,102.70
04 Masonry	14.99%	\$28,682.34
Exterior Walls		\$28,682.34
07 Thermal & Moisture Protection	10.79%	\$20,649.16
Roof Construction		\$2,440.99
Roof Coverings		\$18,208.17
08 Doors & Windows	12.68%	\$24,273.81
Exterior Doors		\$5,245.35
Exterior Windows		\$14,520.00
Interior Doors		\$4,508.46
09 Finishes	14.92%	\$28,553.29
Ceiling Finishes		\$4,156.64
Floor Finishes		\$8,196.99
Partitions		\$8,886.72
Wall Finishes		\$7,312.95
11 Equipment	4.43%	\$8,470.00
Other Equipment		\$8,470.00
13 Special Construction	3.79%	\$7,258.96
Communications & Security		\$2,556.97
Sprinklers		\$4,701.99
15 Mechanical	11.91%	\$22,798.82
Cooling Generating Systems		\$11,364.32
Domestic Water Dist		\$4,356.00
Plumbing Fixtures		\$7,078.50
16 Electrical	6.45%	\$12,345.63
Electrical Service & Distribution		\$12,345.63
19 FF&E	5.23%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$191,368.37

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,052.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,136.84
Total Additional Hard Cost		\$20,189.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$10,577.89
SIOH Conus	6.50%	\$14,438.82
Design	10.00%	\$21,155.77
08 MYr Inflation Fct	9.93%	\$25,592.61
Total Soft Cost		\$71,765.09
Total Project Cost for Replacement		\$283,322.82



*Bldg 356B
Porch View
Presidio of Monterey
Monterey, CA*

Building 356 B

356 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 356 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 356 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$305,649
• Replacement Cost	\$283,323
• Condition Assessment to Replacement Cost Ratio	107.88%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 356 B is not recommended.



Bldg 356B
Side View
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 356B
Entrance Threshold at Kitchen
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



***Bldg 356B
Doorway
Presidio of Monterey
Monterey, CA***

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 356B
Window and Sill
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as

Building 356 B part of Wellness Recommendation.

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.45%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.26%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	3.52%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	21.97%	\$39,860.81
Roof Deck: Damaged or Failing		\$2,971.47
Roof Framing: Damaged or Failing		\$9,952.25
Structural Wood Beams: Damaged or Failing		\$4,628.25
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$5,855.87
Wood framing: Damaged or Failing		\$9,680.00
07 Thermal & Moisture Protection	2.13%	\$3,868.64
Asphalt Shingle Roof: Beyond Useful Life		\$3,868.64
08 Doors & Windows	21.77%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	26.55%	\$48,180.96
Carpet: Beyond Useful Life		\$3,592.55
Drywall Ceilings: Damaged or Failing		\$6,482.17
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$6,629.95
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$16,299.36
13 Special Construction	4.01%	\$7,271.68
Fire Alarm System: Missing or Inadequate		\$1,099.90
Fire Sprinklers: Missing or Inadequate		\$6,171.78
15 Mechanical	7.99%	\$14,506.54
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$3,609.78
Pipe, sewer or waste: Beyond expected useful life		\$1,732.82
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.60%	\$15,610.66
Branch Circuits: Beyond Expected Useful Life		\$4,910.65

Building 356 B

Emergency Light: Missing or inadequate		\$301.67
Fixture: Incandescent fixture beyond expected life		\$6,495.48
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.76%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$181,470.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$998.09
Force Protection	9.00%	\$18,055.36
General Conditions	10.00%	\$18,147.00
Total Additional Hard Cost		\$37,200.44

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$21,867.04
SIOH Conus	6.50%	\$15,634.94
Design	10.00%	\$21,867.04
08 MYr Inflation Fct	9.93%	\$27,609.32
Total Soft Cost		\$86,978.34
Total Project		\$305,648.79

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.58%	\$6,842.55
Site Earthwork		\$6,842.55
03 Concrete	11.23%	\$21,493.81
Floor Construction		\$9,319.78
Slab on Grade		\$5,071.33
Standard Foundations		\$7,102.70
04 Masonry	14.99%	\$28,682.34
Exterior Walls		\$28,682.34
07 Thermal & Moisture Protection	10.79%	\$20,649.16
Roof Construction		\$2,440.99
Roof Coverings		\$18,208.17
08 Doors & Windows	12.68%	\$24,273.81
Exterior Doors		\$5,245.35
Exterior Windows		\$14,520.00
Interior Doors		\$4,508.46
09 Finishes	14.92%	\$28,553.29
Ceiling Finishes		\$4,156.64
Floor Finishes		\$8,196.99
Partitions		\$8,886.72
Wall Finishes		\$7,312.95
11 Equipment	4.43%	\$8,470.00
Other Equipment		\$8,470.00
13 Special Construction	3.79%	\$7,258.96
Communications & Security		\$2,556.97
Sprinklers		\$4,701.99
15 Mechanical	11.91%	\$22,798.82
Cooling Generating Systems		\$11,364.32
Domestic Water Dist		\$4,356.00
Plumbing Fixtures		\$7,078.50
16 Electrical	6.45%	\$12,345.63
Electrical Service & Distribution		\$12,345.63
19 FF&E	5.23%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$191,368.37

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,052.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,136.84
Total Additional Hard Cost		\$20,189.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$10,577.89
SIOH Conus	6.50%	\$14,438.82
Design	10.00%	\$21,155.77
08 MYr Inflation Fct	9.93%	\$25,592.61
Total Soft Cost		\$71,765.09
Total Project Cost for Replacement		\$283,322.82

INSERT BUILDING 356 FLOOR PLAN HERE



*Bldg 358A
Front View
Presidio of Monterey
Monterey, CA*

Building 358 A

358 A is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 358 A to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 358 A from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$338,575
• Replacement Cost	\$283,323
• Condition Assessment to Replacement Cost Ratio	119.50%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 358 A is not recommended.



Bldg 358A
Roof
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 358A
Hot Water Heater
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



Bldg 358A
Bathroom
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 358A
Dining Room Cabinets
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as

Building 358 A part of Wellness Recommendation.

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.41%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.23%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	3.18%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	27.03%	\$54,330.23
Roof Deck: Damaged or Failing		\$3,221.70
Roof Framing: Damaged or Failing		\$9,952.25
Structural Wood Beams: Damaged or Failing		\$18,349.65
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$6,353.66
Wood framing: Damaged or Failing		\$9,680.00
07 Thermal & Moisture Protection	2.09%	\$4,202.72
Asphalt Shingle Roof: Beyond Useful Life		\$4,202.72
08 Doors & Windows	19.65%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	25.34%	\$50,938.26
Carpet: Beyond Useful Life		\$3,941.00
Drywall Ceilings: Damaged or Failing		\$7,033.19
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$7,102.21
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$17,684.93
13 Special Construction	3.93%	\$7,902.54
Fire Alarm System: Missing or Inadequate		\$1,193.40
Fire Sprinklers: Missing or Inadequate		\$6,709.14
15 Mechanical	7.44%	\$14,960.17
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$3,917.55
Pipe, sewer or waste: Beyond expected useful life		\$1,878.68
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.22%	\$16,514.27
Branch Circuits: Beyond Expected Useful Life		\$5,329.57

Building 358 A

Emergency Light: Missing or inadequate		\$234.00
Fixture: Incandescent fixture beyond expected life		\$7,047.84
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.49%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$201,019.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,105.60
Force Protection	9.00%	\$20,000.39
General Conditions	10.00%	\$20,101.90
Total Additional Hard Cost		\$41,207.89

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$24,222.69
SIOH Conus	6.50%	\$17,319.22
Design	10.00%	\$24,222.69
08 MYr Inflation Fct	9.93%	\$30,583.56
Total Soft Cost		\$96,348.16
Total Project		\$338,575.05

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.58%	\$6,842.55
Site Earthwork		\$6,842.55
03 Concrete	11.23%	\$21,493.81
Floor Construction		\$9,319.78
Slab on Grade		\$5,071.33
Standard Foundations		\$7,102.70
04 Masonry	14.99%	\$28,682.34
Exterior Walls		\$28,682.34
07 Thermal & Moisture Protection	10.79%	\$20,649.16
Roof Construction		\$2,440.99
Roof Coverings		\$18,208.17
08 Doors & Windows	12.68%	\$24,273.81
Exterior Doors		\$5,245.35
Exterior Windows		\$14,520.00
Interior Doors		\$4,508.46
09 Finishes	14.92%	\$28,553.29
Ceiling Finishes		\$4,156.64
Floor Finishes		\$8,196.99
Partitions		\$8,886.72
Wall Finishes		\$7,312.95
11 Equipment	4.43%	\$8,470.00
Other Equipment		\$8,470.00
13 Special Construction	3.79%	\$7,258.96
Communications & Security		\$2,556.97
Sprinklers		\$4,701.99
15 Mechanical	11.91%	\$22,798.82
Cooling Generating Systems		\$11,364.32
Domestic Water Dist		\$4,356.00
Plumbing Fixtures		\$7,078.50
16 Electrical	6.45%	\$12,345.63
Electrical Service & Distribution		\$12,345.63
19 FF&E	5.23%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$191,368.37

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,052.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,136.84
Total Additional Hard Cost		\$20,189.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$10,577.89
SIOH Conus	6.50%	\$14,438.82
Design	10.00%	\$21,155.77
08 MYr Inflation Fct	9.93%	\$25,592.61
Total Soft Cost		\$71,765.09
Total Project Cost for Replacement		\$283,322.82



*Bldg 358B
Front View
Presidio of Monterey
Monterey, CA*

Building 358 B

358 B is one unit of a duplex constructed in 1906. This is a historical structure located in the residential district of the installation. The two bedroom apartment is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate 358 B to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove unit 358 B from the Lodging inventory, allowing the installation to determine an alternate use for this unit. This unit will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 0 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$338,575
• Replacement Cost	\$283,323
• Condition Assessment to Replacement Cost Ratio	119.50%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 358 B is not recommended.



Bldg 358B
Exterior Wall and Window
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	0
15.Renovated to Family Suite	2
16.Delta renovation	1
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 358B
Kitchen
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



***Bldg 358B
Kitchen Window
Presidio of Monterey
Monterey, CA***

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls.

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition.
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 358B
Built-in Dining Room Cabinet
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 2-bedroom apartment, approximately 1000 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as

Building 358 B part of the Wellness Recommendation.

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.41%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.23%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	3.18%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	27.03%	\$54,330.23
Roof Deck: Damaged or Failing		\$3,221.70
Roof Framing: Damaged or Failing		\$9,952.25
Structural Wood Beams: Damaged or Failing		\$18,349.65
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$6,353.66
Wood framing: Damaged or Failing		\$9,680.00
07 Thermal & Moisture Protection	2.09%	\$4,202.72
Asphalt Shingle Roof: Beyond Useful Life		\$4,202.72
08 Doors & Windows	19.65%	\$39,501.38
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$19,406.69
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	25.34%	\$50,938.26
Carpet: Beyond Useful Life		\$3,941.00
Drywall Ceilings: Damaged or Failing		\$7,033.19
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$7,102.21
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$17,684.93
13 Special Construction	3.93%	\$7,902.54
Fire Alarm System: Missing or Inadequate		\$1,193.40
Fire Sprinklers: Missing or Inadequate		\$6,709.14
15 Mechanical	7.44%	\$14,960.17
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$3,917.55
Pipe, sewer or waste: Beyond expected useful life		\$1,878.68
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.22%	\$16,514.27
Branch Circuits: Beyond Expected Useful Life		\$5,329.57

Building 358 B

Emergency Light: Missing or inadequate		\$234.00
Fixture: Incandescent fixture beyond expected life		\$7,047.84
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.49%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$201,019.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,105.60
Force Protection	9.00%	\$20,000.39
General Conditions	10.00%	\$20,101.90
Total Additional Hard Cost		\$41,207.89

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$24,222.69
SIOH Conus	6.50%	\$17,319.22
Design	10.00%	\$24,222.69
08 MYr Inflation Fct	9.93%	\$30,583.56
Total Soft Cost		\$96,348.16
Total Project		\$338,575.05

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.58%	\$6,842.55
Site Earthwork		\$6,842.55
03 Concrete	11.23%	\$21,493.81
Floor Construction		\$9,319.78
Slab on Grade		\$5,071.33
Standard Foundations		\$7,102.70
04 Masonry	14.99%	\$28,682.34
Exterior Walls		\$28,682.34
07 Thermal & Moisture Protection	10.79%	\$20,649.16
Roof Construction		\$2,440.99
Roof Coverings		\$18,208.17
08 Doors & Windows	12.68%	\$24,273.81
Exterior Doors		\$5,245.35
Exterior Windows		\$14,520.00
Interior Doors		\$4,508.46
09 Finishes	14.92%	\$28,553.29
Ceiling Finishes		\$4,156.64
Floor Finishes		\$8,196.99
Partitions		\$8,886.72
Wall Finishes		\$7,312.95
11 Equipment	4.43%	\$8,470.00
Other Equipment		\$8,470.00
13 Special Construction	3.79%	\$7,258.96
Communications & Security		\$2,556.97
Sprinklers		\$4,701.99
15 Mechanical	11.91%	\$22,798.82
Cooling Generating Systems		\$11,364.32
Domestic Water Dist		\$4,356.00
Plumbing Fixtures		\$7,078.50
16 Electrical	6.45%	\$12,345.63
Electrical Service & Distribution		\$12,345.63
19 FF&E	5.23%	\$10,000.00
Interior FF&E allowance		\$10,000.00
Total Raw Cost	100.00%	\$191,368.37

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,052.53
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$19,136.84
Total Additional Hard Cost		\$20,189.36

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$10,577.89
SIOH Conus	6.50%	\$14,438.82
Design	10.00%	\$21,155.77
08 MYr Inflation Fct	9.93%	\$25,592.61
Total Soft Cost		\$71,765.09
Total Project Cost for Replacement		\$283,322.82

INSERT BUILDING 358 FLOOR PLAN HERE



*Bldg 359
Front View
Presidio of Monterey
Monterey, CA*

Building 359

Building 359, constructed in 1906, is a three bedroom historical structure located in the residential district of the installation. This facility is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 359 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove building 359 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 1 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$371,475
• Replacement Cost	\$367,531
• Condition Assessment to Replacement Cost Ratio	101.07%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 359 is not recommended.



Bldg 359
Front Porch
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	1
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	2
16.Delta renovation	2
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 359
Kitchen
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



Bldg 359
Living Room
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: : The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 359
Fireplace
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 3-bedroom house, approximately 1500 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Building 359

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.37%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.21%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	2.89%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	27.70%	\$61,089.38
Roof Deck: Damaged or Failing		\$3,490.60
Roof Framing: Damaged or Failing		\$11,942.70
Structural Wood Beams: Damaged or Failing		\$20,388.50
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$6,878.61
Wood framing: Damaged or Failing		\$11,616.00
07 Thermal & Moisture Protection	2.06%	\$4,549.12
Asphalt Shingle Roof: Beyond Useful Life		\$4,549.12
08 Doors & Windows	20.11%	\$44,353.06
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$24,258.37
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	25.49%	\$56,229.29
Carpet: Beyond Useful Life		\$4,308.78
Drywall Ceilings: Damaged or Failing		\$7,614.28
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$9,983.23
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$19,146.07
13 Special Construction	3.88%	\$8,562.53
Fire Alarm System: Missing or Inadequate		\$1,292.00
Fire Sprinklers: Missing or Inadequate		\$7,270.53
15 Mechanical	7.00%	\$15,438.73
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$4,241.86
Pipe, sewer or waste: Beyond expected useful life		\$2,032.93
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.01%	\$17,661.26
Branch Circuits: Beyond Expected Useful Life		\$5,770.49

Emergency Light: Missing or inadequate		\$355.23
Fixture: Incandescent fixture beyond expected life		\$7,632.68
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.27%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$220,553.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,213.04
Force Protection	9.00%	\$21,943.92
General Conditions	10.00%	\$22,055.30
Total Additional Hard Cost		\$45,212.26

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,576.53
SIOH Conus	6.50%	\$19,002.22
Design	10.00%	\$26,576.53
08 MYr Inflation Fct	9.93%	\$33,555.51
Total Soft Cost		\$105,710.78
Total Project		\$371,476.04

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.60%	\$8,946.14
Site Earthwork		\$8,946.14
03 Concrete	11.42%	\$28,351.27
Floor Construction		\$12,381.93
Slab on Grade		\$6,652.34
Standard Foundations		\$9,317.00
04 Masonry	13.11%	\$32,555.80
Exterior Walls		\$32,555.80
07 Thermal & Moisture Protection	10.78%	\$26,756.27
Roof Construction		\$3,078.47
Roof Coverings		\$23,677.79
08 Doors & Windows	12.13%	\$30,115.69
Exterior Doors		\$5,245.35
Exterior Windows		\$19,360.00
Interior Doors		\$5,510.34
09 Finishes	15.11%	\$37,515.25
Ceiling Finishes		\$5,455.93
Floor Finishes		\$11,774.10
Partitions		\$11,207.56
Wall Finishes		\$9,077.66
11 Equipment	5.12%	\$12,705.00
Other Equipment		\$12,705.00
13 Special Construction	3.84%	\$9,521.97
Communications & Security		\$3,354.12
Sprinklers		\$6,167.85
15 Mechanical	12.62%	\$31,332.95
Cooling Generating Systems		\$14,907.20
Domestic Water Dist		\$5,808.00
Plumbing Fixtures		\$10,617.75
16 Electrical	6.22%	\$15,445.65
Electrical Service & Distribution		\$15,445.65
19 FF&E	6.04%	\$15,000.00
Interior FF&E allowance		\$15,000.00
Total Raw Cost	100.00%	\$248,245.98

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,365.35
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$24,824.60
Total Additional Hard Cost		\$26,189.95

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$13,721.80
SIOH Conus	6.50%	\$18,730.25
Design	10.00%	\$27,443.59
08 MYr Inflation Fct	9.93%	\$33,199.12
Total Soft Cost		\$93,094.77
Total Project Cost for Replacement		\$367,530.69

INSERT BUILDING 359 FLOOR PLAN HERE



*Bldg 364
DVQ
Front View
Presidio of Monterey
Monterey, CA*

Building 364

Building 364, constructed in 1906, is a three bedroom historical structure located in the residential district of the installation. This facility is in poor condition, does not meet Lodging standards and cannot be reconfigured without significant reconstruction. To renovate building 364 to the new standards and configuration will exceed 50% of the replacement cost.

It should be noted that this structure is historic and some Army Lodging functional requirements indicated in the report would require clearance from the SHPO or through Army Alternate Procedures; therefore, some of the requirements may need modification, in which case the prices may vary from the cost models applied.

Our recommendation is to remove building 364 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Presidio of Monterey Wellness Solution and Lodging Master Plan.

Significant Assumptions

- The replacement cost model is based on 0 standard stay rooms, 1 extended stay rooms and 2 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$374,743
• Replacement Cost	\$367,531
• Condition Assessment to Replacement Cost Ratio	101.96%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 364 is not recommended.



Bldg 364
DVQ
Side View
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	1
02.Number of Units Used	1
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	1
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	1
13.Renovated to Standard	0
14.Renovated to Extended Stay	1
15.Renovated to Family Suite	2
16.Delta renovation	2
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 364
DVQ
Living Room
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of head boards, night stands, dressers, chairs, couch, coffee table, dining table and TV cabinets. The furniture is 5 to 10 years old and is in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattress's and box springs, and bed coverings. These items are also 5 to 10 years old and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is original 1903 construction. It consists of wood beams and columns supported by poured piers on compacted soil. The concrete piers and wood columns and beams are in poor condition.
- Recommendation: Replace the entire foundation.

Slab on Grade

- Analysis: The original wood column and beam structure support a wood sub-floor and all are in poor condition.
- Recommendation: Replace the foundation and wood sub-floor.

Superstructure

Floor Construction

- Analysis: The structure is wood frame with wood plank flooring and is in poor condition.
- Recommendation: Replace the wood plank flooring.

Roof Construction

- Analysis: The original wood plank decking is attached to original wood rafters and is in poor condition.
- Recommendation: Replace the wood decking and rafters.

Exterior Enclosure

Exterior Walls

- Analysis: The original wood siding is in poor condition.
- Recommendation: Replace the wood siding.

Exterior Windows

- Analysis: The original wood windows and frames are in poor condition.
- Recommendation: Replace the windows and frames.



Bldg 364
DVQ
Kitchen
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original wood doors, frames and hardware are in poor condition.
- Recommendation: Replace the wood doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The has a sloped, 3-tab asphalt shingle roof on a wood deck and appears to be over 25 years old. Gutters are exterior to the roof with exposed downspouts. The roof covering is in poor condition, while the gutters and downspouts are in good condition,
- Recommendation: Replace the asphalt roof shingles.

Interior Construction

Partitions

- Analysis: The interior partitions are original wood slat walls built on wood studs and are in poor condition.
- Recommendation: Replace the interior wood studs and walls

Interior Doors

- Analysis: The original solid wood doors are in the original wood frames, are not fire rated, and are in poor condition.
- Recommendation: Replace the original wood doors with fire rated wood doors and frames.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of paint on wood slats and paint on plaster and appears to be three to five years old. There is no vinyl wall covering. The wall finishes in the bathroom is a combination of wall tile and paint on wood slats. All wall finishes are in fair condition.
- Recommendation: Install vinyl wall coverings in the guest room and ceramic tile in the bathroom.

Floor Finishes

- Analysis: The facility has carpet over the original wood plank flooring in the guest room, sheet vinyl in the kitchen, and ceramic tile in the bathroom. They are in poor condition
- Recommendation: Replace all carpet, sheet vinyl and ceramic tile.

Ceiling Finishes

- Analysis: The ceilings are a combination of painted plaster and painted wooden slats and appear to have been painted three to five years ago. All are in fair condition.
- Recommendation: Replace all ceilings with painted drywall.

Plumbing

Plumbing Fixtures

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink. They appear to be twenty to twenty-five years old and are in fair condition. The sinks, water closet and bath tub appear to be the same age and are also in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that appear to be over forty years old. The waste lines appear to be the original cast iron piping. The hot water is produced from a 40 gallon, gas fired residential water heater located in the kitchen that is in good condition. The domestic water supply and waste lines are in poor condition.
- Recommendation: Replace the domestic water supply and waste systems.

HVAC

Cooling Generating Systems

- Analysis: The forced air heating is supplied by floor mounted supply vents from a heating unit mounted under the building in the crawl space that is in fair condition. There is no air conditioning system.
- Recommendation: Replace the heating system with a split system heat pump.

Fire Protection

Sprinklers

- Analysis: There is no fire sprinkler system in this entirely wooden facility.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: : The electrical service is supplied from a pole mounted transformer providing 120/240 volt, single phase to a 70 amp main disconnect switch. The distribution panel is mounted in the back entryway/laundry room. All 120 volt and 240 volt branch wiring is distributed from this single panel to provide power for all lighting fixtures, switches and receptacles. The service and distribution wiring appears to be over fifty years old. The ceiling mounted lighting fixtures, and the wall mounted switches and receptacles appear to be a mixture of 1940's through 1990's vintage. All components in the electrical system are in poor condition.
- Recommendation: Replace the main service panel to handle increased electrical loads and replace the branch circuits, receptacles, switches and lighting fixtures.

Communications and Security

- Analysis: There is no fire alarm system or emergency/exit signs. The building does have smoke detectors in the guest rooms.
- Recommendation: Install a fire alarm system and emergency/exit signs.

Equipment

Other Equipment

- Analysis: There is a full kitchen in this unit that consists of a refrigerator, stove/oven unit, and a microwave. All appliances appear to be five to ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard area with a small privacy fenced section in the backyard. No improvements have been made and all are in good condition.
- Recommendation: No corrective action required.



Bldg 364
DVQ
Hot Water Heater
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Housekeeping Rooms**

Does not meet s.f. requirements; space is 10 s.f., standard is 128 s.f. to serve both units of the duplex. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Utility Rooms**

(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)

Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**

This is a two 3-bedroom house, approximately 1500 s.f. It is equipped with a full kitchen and dining room. It does not meet Army Lodging standards. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Bell Cart Station**

Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Building 364

- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging building is sited away from the community area and does not conform to installation guidance and standards. The existing Lodging area mass and scale blends with surrounding architecture, and has been identified as a historical area.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
02 Site Work	0.37%	\$823.64
Inadequate Parking Area		\$449.02
Walks: Concrete Walk Damaged or Failing		\$374.62
03 Concrete	0.21%	\$462.83
Columns: Damaged or Cracked		\$462.83
05 Metals	2.87%	\$6,382.75
Exterior Stairs: Damaged or Failing		\$6,382.75
06 Wood & Plastics	27.57%	\$61,332.45
Roof Deck: Damaged or Failing		\$3,570.76
Roof Framing: Damaged or Failing		\$11,942.70
Structural Wood Beams: Damaged or Failing		\$20,388.50
Structural Wood Columns: Damaged or Failing		\$6,772.97
Wall Sheathing: Damaged or Failing		\$7,041.52
Wood framing: Damaged or Failing		\$11,616.00
07 Thermal & Moisture Protection	2.09%	\$4,654.96
Asphalt Shingle Roof: Beyond Useful Life		\$4,654.96
08 Doors & Windows	19.93%	\$44,353.06
Exterior Wood Doors: Beyond Useful Life		\$7,916.40
Wood Fire Doors: Missing or Inadequate		\$24,258.37
Wood Framed windows: Damaged or failing		\$12,178.29
09 Finishes	25.69%	\$57,161.46
Carpet: Beyond Useful Life		\$4,422.49
Drywall Ceilings: Damaged or Failing		\$7,794.63
Floor Tile: Damaged or Failing		\$538.69
Sheet Vinyl: Beyond Useful Life		\$309.03
Vinyl Wall Covering: Missing or inadequate		\$10,167.88
Wall Tile: Damaged or Failing		\$14,329.21
Wood Flooring: Damaged or Failing		\$19,599.53
13 Special Construction	3.94%	\$8,758.80
Fire Alarm System: Missing or Inadequate		\$1,322.60
Fire Sprinklers: Missing or Inadequate		\$7,436.20
15 Mechanical	7.00%	\$15,583.68
Bath tub: Replace due to remodel		\$1,917.49
Domestic water system: Beyond expected useful life		\$4,339.36
Pipe, sewer or waste: Beyond expected useful life		\$2,080.38
Sink & vanity: Replace due to remodel		\$934.97
Split system: Missing or inadequate		\$5,112.49
Water closet: Replace due to remodel		\$1,198.99
16 Electrical	8.08%	\$17,978.85
Branch Circuits: Beyond Expected Useful Life		\$5,902.37

Emergency Light: Missing or inadequate		\$363.69
Fixture: Incandescent fixture beyond expected life		\$7,809.93
Main service: Missing or inadequate		\$1,898.49
Walkway light: Missing or inadequate		\$2,004.37
19 FF&E	2.25%	\$5,000.00
Hard and soft goods: Beyond expected useful life		\$5,000.00
Total Raw Cost	100.00%	\$222,492.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,223.71
Force Protection	9.00%	\$22,136.84
General Conditions	10.00%	\$22,249.20
Total Additional Hard Cost		\$45,609.75

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$26,810.17
SIOH Conus	6.50%	\$19,169.27
Design	10.00%	\$26,810.17
08 MYr Inflation Fct	9.93%	\$33,850.51
Total Soft Cost		\$106,640.14
Total Project		\$374,741.89

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	3.60%	\$8,946.14
Site Earthwork		\$8,946.14
03 Concrete	11.42%	\$28,351.27
Floor Construction		\$12,381.93
Slab on Grade		\$6,652.34
Standard Foundations		\$9,317.00
04 Masonry	13.11%	\$32,555.80
Exterior Walls		\$32,555.80
07 Thermal & Moisture Protection	10.78%	\$26,756.27
Roof Construction		\$3,078.47
Roof Coverings		\$23,677.79
08 Doors & Windows	12.13%	\$30,115.69
Exterior Doors		\$5,245.35
Exterior Windows		\$19,360.00
Interior Doors		\$5,510.34
09 Finishes	15.11%	\$37,515.25
Ceiling Finishes		\$5,455.93
Floor Finishes		\$11,774.10
Partitions		\$11,207.56
Wall Finishes		\$9,077.66
11 Equipment	5.12%	\$12,705.00
Other Equipment		\$12,705.00
13 Special Construction	3.84%	\$9,521.97
Communications & Security		\$3,354.12
Sprinklers		\$6,167.85
15 Mechanical	12.62%	\$31,332.95
Cooling Generating Systems		\$14,907.20
Domestic Water Dist		\$5,808.00
Plumbing Fixtures		\$10,617.75
16 Electrical	6.22%	\$15,445.65
Electrical Service & Distribution		\$15,445.65
19 FF&E	6.04%	\$15,000.00
Interior FF&E allowance		\$15,000.00
Total Raw Cost	100.00%	\$248,245.98

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$1,365.35
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$24,824.60
Total Additional Hard Cost		\$26,189.95

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$13,721.80
SIOH Conus	6.50%	\$18,730.25
Design	10.00%	\$27,443.59
08 MYr Inflation Fct	9.93%	\$33,199.12
Total Soft Cost		\$93,094.77
Total Project Cost for Replacement		\$367,530.69

INSERT BUILDING 364 FLOOR PLAN HERE



*Bldg 366
Main Lodging Facility
Front View
Presidio of Monterey
Monterey, CA*

Building 366

Building 366, constructed in 1956, is a three story structure, originally constructed as a dormitory building and currently serves as the main Lodging facility for the installation. The building is in fair condition but does not meet the Lodging size requirements or provide appropriate support spaces for the main Lodging functions. The cost to modify this facility to meet Army Lodging standards will exceed 50% of the replacement cost.

Our recommendation is to remove building 366 from the Lodging inventory. Due to space constraints, the building will need to be demolished to provide an adequate site for a new Lodging Facility.

Significant Assumptions

- The replacement and renovation cost models are based on 0 standard stay rooms, 52 extended stay rooms and 0 family suites.
- The renovation plan uses the existing building foot print with the plan reworked to meet current lodging size requirements.
- The replacement and renovation cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Renovation Cost	\$5,033,398
• Replacement Cost	\$7,923,425
• Renovation to Replacement Cost Ratio	63.53%

Because the Renovation to Replacement Cost Ratio is greater than 50.00%, renovation of Building 366 is not recommended.



Bldg 366
Main Lodging Facility
Side View
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	26
02.Number of Units Used	26
03.Main Lodging Facility	Yes
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	0
06.Multi Room wo/ Full Kitchen	26
07.Multi Room w/ Full Kitchen	0
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	0
11.Operating as Extended Stay	0
12.Operating as Family Suite	26
13.Renovated to Standard	0
14.Renovated to Extended Stay	52
15.Renovated to Family Suite	0
16.Delta renovation	26
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	Yes



Bldg 366
Main Lodging Facility
Typical Double Bed Room
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of headboards, night stands, dresser, chair, couch, coffee table, and TV stands. This furniture appears to have been installed between 1995 and 1999 and all are in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattresses and box springs, and bed coverings. These items also appear to have been installed between 1995 and 1999 and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete beam and poured piers with a continuous concrete spread footing on compacted soil. No clear failures can be seen in the foundation and it is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The poured-in-place concrete basement and walls show no signs of stress and are in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor structure is slab on grade for the first floor and poured concrete on a steel deck supported by poured concrete columns for the second floor and is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The metal deck supported by sloped metal rafters was installed in 1984 and is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are painted CMU and are in fair condition but require painting.
- Recommendation: Repaint the exterior walls.

Exterior Windows

- Analysis: The single hung, single pane metal windows do not have low E glass. They were installed in 1984 and are in fair condition.



Bldg 366
Main Lodging Facility
Typical Single Bed Room
Presidio of Monterey
Monterey, CA

- Recommendation: Replace all windows.

Exterior Doors

- Analysis: The painted exterior doors were installed in 1984 and are in fair condition.
- Recommendation: Replace all exterior metal doors, frames and hardware.

Roofing

Roof Coverings

- Analysis: The built-up, tar and gravel roof was installed in 1984 and is in poor condition. The gutters are exterior to the roof with exposed downspouts were installed in 1984 and are in fair condition.
- Recommendation: Replace the roof covering, gutters and downspouts.

Interior Construction

Partitions

- Analysis: The partitions are painted CMU and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are wood in metal frames. The metal frames appear original while the doors were installed in 19984. All are in poor condition.
- Recommendation: Replace all doors, frames and hardware throughout the building.

Stairs

Stair Construction

- Analysis: The exterior steel stairs are original, show signs of failure, and are in poor condition. The interior stairs are original, show signs of failure, and are in fair condition.
- Recommendation: Replace both exterior and interior stairs.

Interior Finishes

Wall Finishes

- Analysis: The interior walls are painted CMU and are in fair condition. The bathroom walls are ceramic tile and painted CMU and are in poor condition.
- Recommendation: Install vinyl wall covering over all painted CMU surfaces and replace the ceramic wall tile in the bathrooms.

Floor Finishes

- Analysis: The floor finishes consist of carpet in the guest rooms, hallways, offices, lounge, and reception area; the building entrance area and stairwells, stair treads and landings have sheet vinyl; and the bathrooms have ceramic tile. All are in fair condition.
- Recommendation: Replace all carpet, sheet vinyl, and ceramic tile throughout the building.

Ceiling Finishes

- Analysis: The ceilings are painted drywall and are in fair condition.
- Recommendation: Repaint the ceilings.

Conveying**Elevators and Lifts**

- Analysis: There are no elevators in this building.
- Recommendation: No corrective action required.

Plumbing**Plumbing Fixtures**

- Analysis: The plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub, and kitchen sink. They were installed in 1984 and are in poor condition. The sinks, showers, and water closets were replaced in 1984 and are in poor condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through copper lines that are a combination of original and those installed in the 1984 renovation. The domestic water lines are in poor condition. The waste lines are a combination of the original cast iron piping and cast iron and PVC piping installed in the 1984 renovation. The waste lines are in fair condition. The hot water is produced from a two to three year old, gas fired, 100 gallon, commercial hot water heater and stored in the original 300 gallon, fiberglass encased, steel storage tank. The hot water heater is in good condition while the storage tank is in poor condition.
- Recommendation: Replace the entire plumbing system.

HVAC**Cooling Generating Systems**

- Analysis: Heating and cooling is supplied by PTAC units in each room, office and lounge. They are showing signs of failure and are in poor condition.
- Recommendation: Replace the PTAC units throughout the building.

Fire Protection**Sprinklers**

- Analysis: There is no fire sprinkler system in this building.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The electrical service is supplied from a pad mounted transformer supplying 120/208 volt, three phase power to a new 1200 amp main switchboard. Distribution panels are located throughout the building and consist of new panels and branch wiring combined with the original panels and branch wiring on each floor. These panels provided power to all lights and outlets in the building. The new switchboard, panels, branch wiring, switches, outlets and fixtures are in good condition. The original panels, branch wiring, switches, outlets and fixtures are in poor condition.
- Recommendation: Replace all original branch circuits, fixtures and outlets.

Communications and Security

- Analysis: The fire alarm system is one year old and consists of smoke detectors in each room and horns and strobes in the hallways and common areas.
- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis: The commercial equipment consists of washers and dryers for the lodging laundry and a commercial ice maker and all are in good condition.
- Recommendation: No corrective action required.

Other Equipment

- Analysis: There is a micro-fridge and microwave in each guest room and all are in good.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grassy areas framed by sidewalks, shrubs and trees and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The shared parking lots appear original and are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The parking areas and walkways have pole mounted mercury vapor lights and the building has mercury vapor wall packs. Site lighting is in good condition.
- Recommendation: No corrective action required.



Bldg 366
Main Lodging Facility
Typical Sink, Refrigerator and
Microwave
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Meets majority of Functional Criteria.
Renovation not required.
- **Administration Conference Room**
Meets majority of Functional Criteria.
Renovation not required.
- **Administration Offices**
Meets majority of Functional Criteria.
Renovation not required.
- **Assistant Manager Offices**
Meets majority of Functional Criteria.
Renovation not required.
- **Break Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bulk Storage Area**
Does not meet s.f. requirements; space is 40 s.f., standard is 500 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Cash Room**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Front Office Manager**
Meets majority of Functional Criteria.
Renovation not required.
- **General Storage Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Office**
Meets majority of Functional Criteria.
Renovation not required.
- **Housekeeping Rooms**
Housekeeping rooms are colocated with other functions.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **In-House Laundry Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Janitor Closet**
Janitor rooms are colocated with other functions.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Kitchen Preparation Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Luggage Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Maintenance Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Manager's Office**
Meets majority of Functional Criteria.
Renovation not required.
- **Receiving**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Receiving Office**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Family Suites**
Family Suites have been created using two standard rooms with a connecting door. Room is approximately 600 s.f. Rooms have showers in lieu of bathtubs.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Public Spaces

- **Accessible Public Toilets**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Bell Cart Station**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Breakfast Bar**
Meets majority of Functional Criteria.
Renovation not required.
- **Front Desk**
Meets majority of Functional Criteria.
Renovation not required.
- **Guest Bulk Storage**
Does not exist; is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Exceeds s.f. requirements; 2 sets needed, 4 provided.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Lobby**
Space is undersized at 100 s.f, standard is 500-800 s.f.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Multi Purpose Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Passenger Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Corridors**
Corridor is 5' wide, standard is 6' wide.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Public Telephone Area**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Meets majority of Functional Criteria.
Renovation not required.
- **Vending**
Meets majority of Functional Criteria.
Renovation not required.

- **Vestibule**
Meets majority of Functional Criteria.
Renovation not required.

Site

- **Community Planning**
The existing Lodging facility is located within a defined campus area separated from the community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences, although does not provide visual interest.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
03 Concrete	3.58%	\$53,355.33
Concrete Stairs - Damaged or Failing		\$53,355.33
05 Metals	0.86%	\$12,765.50
Exterior Stairs: Damaged or Failing		\$12,765.50
07 Thermal & Moisture Protection	3.00%	\$44,721.05
Built-up Roof: Beyond Useful Life		\$35,004.75
Gutters: Damaged or Failing		\$9,716.30
08 Doors & Windows	12.13%	\$180,901.31
Al. Windows - Beyond Useful Life		\$40,955.36
Exterior Steel Door - Beyond expected useful life		\$10,555.18
Interior Door Frame, Steel - Damaged or Failing		\$3,841.99
Steel Fire Doors Damaged or Failing		\$9,108.64
Wood Fire Doors: Missing or Inadequate		\$116,440.14
09 Finishes	23.05%	\$343,700.58
Carpet: Beyond Useful Life		\$51,780.63
Exterior Surfaces: Paint Failing		\$31,104.94
Floor Tile: Damaged or Failing		\$21,436.58
Interior ceilings: Paint Failing		\$18,207.31
Interior walls: Paint failing		\$1,107.39
Sheet Vinyl: Beyond Useful Life		\$3,623.40
Vinyl Wall Covering: Missing or inadequate		\$132,404.38
Wall Tile: Damaged or Failing		\$84,035.95
12 Furnishings	0.39%	\$5,857.01
Front Desk: Beyond expected useful life		\$5,857.01
13 Special Construction	7.58%	\$113,025.85
Fire Sprinklers: Missing or Inadequate		\$113,025.85
15 Mechanical	26.76%	\$399,018.17
Bath tub: Replace due to remodel		\$61,359.58
Domestic water system: Beyond expected useful life		\$65,873.17
Hot water storage tank: Beyond expected useful life		\$5,738.43
Pipe, sewer or waste: Beyond expected useful life		\$31,608.84
PTAC: Damaged or failing		\$115,710.85
Restroom exhaust: Missing or inadequate		\$50,440.71
Sink & vanity: Replace due to remodel		\$29,918.94
Water closet: Replace due to remodel		\$38,367.65
16 Electrical	13.94%	\$207,955.23
Branch Circuits: Beyond Expected Useful Life		\$89,530.52
Fixture, incandescent: Replace due to remodel		\$118,424.71
19 FF&E	8.72%	\$130,000.00
Hard and soft goods: Beyond expected useful life		\$130,000.00
Total Raw Cost	100.00%	\$1,491,300.00

Building 366

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$8,202.15
Force Protection	9.00%	\$148,376.89
General Conditions	10.00%	\$149,130.00
Total Additional Hard Cost		\$305,709.04

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$179,700.90
SIOH Conus	6.50%	\$128,486.15
Design	10.00%	\$179,700.90
08 MYr Inflation Fct	9.93%	\$226,890.27
Total Soft Cost		\$714,778.23
Total Project		\$2,511,787.27

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. This cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

CSI	Percent	Amount
02 Site Work	2.41%	\$71,876.00
Site Earthwork		\$71,876.00
03 Concrete	2.21%	\$66,126.50
Stair Construction		\$66,126.50
07 Thermal & Moisture Protection	1.50%	\$44,936.14
Roof Coverings		\$44,936.14
08 Doors & Windows	12.63%	\$377,448.61
Exterior Doors		\$16,316.85
Exterior Windows		\$271,040.00
Interior Doors		\$90,091.76
09 Finishes	24.32%	\$726,777.33
Ceiling Finishes		\$124,415.01
Floor Finishes		\$208,296.27
Partitions		\$167,471.07
Wall Finishes		\$226,594.98
10 Specialties	0.16%	\$4,879.45
Fittings		\$4,879.45
11 Equipment	7.37%	\$220,220.00
Other Equipment		\$220,220.00
12 Furnishings	0.20%	\$5,856.40
Fixed Furnishings		\$5,856.40
13 Special Construction	5.75%	\$171,790.57
Communications & Security		\$77,334.29
Sprinklers		\$94,456.28
14 Conveying Systems	8.70%	\$259,908.00
Elevators and Lifts		\$259,908.00
15 Mechanical	17.94%	\$536,051.78
Cooling Generating Systems		\$228,293.12
Domestic Water Dist		\$113,256.00
Plumbing Fixtures		\$194,502.66
16 Electrical	8.12%	\$242,561.44
Electrical Service & Distribution		\$242,561.44
19 FF&E	8.70%	\$260,000.00
Interior FF&E allowance		\$260,000.00
Total Raw Cost	100.00%	\$2,988,432.21

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$16,436.38
Force Protection	9.00%	\$297,334.06
General Conditions	10.00%	\$298,843.22
Total Additional Hard Cost		\$612,613.66

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$360,104.59
SIOH Conus	6.50%	\$257,474.78
Design	10.00%	\$360,104.59
08 MYr Inflation Fct	9.93%	\$454,667.87
Total Soft Cost		\$1,432,351.83
Total Project Cost for Renovation		\$5,033,397.70

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	2.59%	\$138,714.10
Parking Lots		\$53,336.80
Site Earthwork		\$85,377.30
03 Concrete	17.19%	\$920,203.19
Floor Construction		\$614,151.84
Slab on Grade		\$63,174.10
Stair Construction		\$53,361.00
Standard Foundations		\$189,516.25
04 Masonry	4.12%	\$220,375.91
Exterior Walls		\$220,375.91
07 Thermal & Moisture Protection	5.06%	\$270,741.67
Roof Construction		\$115,158.02
Roof Coverings		\$155,583.65
08 Doors & Windows	7.67%	\$410,244.45
Exterior Doors		\$21,575.51
Exterior Windows		\$300,080.00
Interior Doors		\$88,588.94
09 Finishes	21.38%	\$1,144,273.99
Ceiling Finishes		\$395,791.51
Floor Finishes		\$386,562.88
Partitions		\$212,259.88
Wall Finishes		\$149,659.72
11 Equipment	4.50%	\$240,831.75
Commercial Equipment		\$18,301.25
Other Equipment		\$222,530.50
13 Special Construction	4.26%	\$228,177.57
Communications & Security		\$102,717.81
Sprinklers		\$125,459.76
14 Conveying Systems	4.86%	\$259,908.00
Elevators and Lifts		\$259,908.00
15 Mechanical	17.26%	\$923,908.81
Cooling Generating Systems		\$303,226.00
Domestic Water Dist		\$117,612.00
Plumbing Fixtures		\$503,070.81
16 Electrical	6.25%	\$334,440.98
Electrical Service & Distribution		\$331,785.03
Site Lighting		\$2,655.95
19 FF&E	4.86%	\$260,000.00
Interior FF&E allowance		\$260,000.00
Total Raw Cost	100.00%	\$5,351,820.40

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
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Building 366

Spirit	0.50%	\$29,435.01
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$535,182.04
Total Additional Hard Cost		\$564,617.05

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$295,821.87
SIOH Conus	6.50%	\$403,796.86
Design	10.00%	\$591,643.75
08 MYr Inflation Fct	9.93%	\$715,724.60
Total Soft Cost		\$2,006,987.08
Total Project Cost for Replacement		\$7,923,424.53

INSERT BUILDING 366 FLOOR PLANS HERE



*Bldg 367
Corner View
Presideo of Monterey
Monterey, CA*

Building 367

Building 367, constructed in 1966, is a two story structure, originally constructed as a Lodging facility. Although the size and configuration of the guest rooms meet Lodging standards, the building systems are in poor condition and minor renovations are required to support areas. The cost to make condition assessment improvements will exceed 50% of the replacement cost.

Our recommendation is to remove building 367 from the Lodging inventory. Due to space constraints, the building will need to be demolished to provide an adequate site for a new Lodging Facility.

Significant Assumptions

- The replacement cost model is based on 20 standard stay rooms, 12 extended stay rooms and 8 family suites.
- The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.
- The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix
- All costs are adjusted by the Area Cost Factor of 121% for Presidio of Monterey, CA.

Cost Analysis

• Condition Assessment Cost	\$2,196,396
• Replacement Cost	\$4,226,723
• Condition Assessment to Replacement Cost Ratio	51.96%

Because the Condition Assessment to Replacement Cost Ratio is greater than 50.00%, repair of Building 367 is not recommended.



Bldg 367
Roof
Presidio of Monterey
Monterey, CA

Attributes

01.Number of Units Constructed	40
02.Number of Units Used	40
03.Main Lodging Facility	No
04.Single Room w/o FullKitchen	0
05.Single Room w/ Full Kitchen	20
06.Multi Room wo/ Full Kitchen	0
07.Multi Room w/ Full Kitchen	20
08.DVQ wo/ Full Kitchen	0
09.DVQ w/ Full Kitchen	0
10.Operating as Standard Room	20
11.Operating as Extended Stay	12
12.Operating as Family Suite	8
13.Renovated to Standard	20
14.Renovated to Extended Stay	12
15.Renovated to Family Suite	8
16.Delta renovation	0
17.Remove from Inventory	Yes
18.Upgrade Renv Cost Model Req	No
19.Renv Cost Model Req	No



Bldg 367
Typical Floor Level Radiator
Presidio of Monterey
Monterey, CA

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: The hard goods consist of headboards, night stands, dresser, chair, couch, coffee table, and TV stands. This furniture appears to have been installed between 1995 and 1999 and all are in fair condition. The soft goods consist of drapes and blinds on the windows, TVs, mattresses and box springs, and bed coverings. These items also appear to have been installed between 1995 and 1999 and are in fair condition.
- Recommendation: Replace all hard and soft goods throughout the building.

Foundations

Standard Foundations

- Analysis: The foundation is composed of a slab on grade foundation with continuous spread footing on compacted soil. No clear failures can be seen in the foundation and it is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The foundation is composed of a slab on grade foundation with continuous spread footing on compacted soil. No clear failures can be seen in the foundation and it is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor structure is poured concrete on a steel deck supported by poured concrete columns for all floors and is in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The original metal decking attached to sloped metal rafters and is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The original exterior walls are painted CMU block and are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The original exterior aluminum, single pane, not low E, single hung windows are in poor condition.
- Recommendation: Replace the windows.



Bldg 367
Typical Living Room
Presidio of Monterey
Monterey, CA

Exterior Doors

- Analysis: The original painted, metal framed, steel doors are in poor condition.
- Recommendation: Replace all doors, frames, and hardware.

Roofing

Roof Coverings

- Analysis: The building has a sloped, built-up roof on a metal deck. The gutters are exterior to the roof with exposed downspouts. The roof and gutters are original and are in fair condition.
- Recommendation: Replace the roof covering, gutters and downspouts.

Interior Construction

Partitions

- Analysis: The original partitions are painted CMU and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior access doors are wood in metal frames and are in fair condition.
- Recommendation: Replace the interior access doors.

Stairs

Stair Construction

- Analysis: The original exterior access stairs are steel with concrete treads and are in fair condition.
- Recommendation: Replace the stairs.

Interior Finishes

Wall Finishes

- Analysis: The interior walls are painted CMU and are in fair condition.
- Recommendation: Install vinyl wall covering in the guest rooms and paint the guest laundry and store rooms.

Floor Finishes

- Analysis: The guest room floors are finished with carpet and the bathrooms have ceramic floor tile. All are in fair condition.
- Recommendation: Replace the carpet and ceramic tile on all floors.

Ceiling Finishes

- Analysis: The ceilings are painted drywall and are in fair condition.
- Recommendation: Repaint the ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The original plumbing fixtures consist of chrome plated brass faucets for the lavatory, bathtub and kitchen sink and are in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water is supplied through the original copper lines and the waste lines are the original cast iron piping. The hot water is produced by two 100 gallon, gas fired, commercial hot water heaters located in the mechanical room. The supply and waste lines are in poor condition and the hot water heaters are in fair condition.
- Recommendation: Replace the entire plumbing system.

HVAC

Cooling Generating Systems

- Analysis: The mechanical system is a hydronic hot water system feeding floor mounted radiators with individual controls in the guest rooms. The hot water for heating is supplied by a gas fired boiler located in the mechanical room. The heating system is original and is in fair condition. There is no air conditioning system.
- Recommendation: Replace the existing mechanical system with PTAC units in each living area.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: The original electrical service consists of one 450 amp, 120/208 volt main disconnect panel and two 450 amp subpanels, one feeding each floor of the building. Each subpanel feeds several branch distribution panels providing power for branch lighting and receptacles. The electrical system is in poor condition.
- Recommendation: Replace the main service panel and replace all branch circuits, electrical outlets and wiring.

Communications and Security

- Analysis: The fire alarm system consists of strobes, horns, bells, and pulls located on the exterior of the building and smoke detectors in each guest room. The system is in fair condition.
- Recommendation: Replace the fire alarm system.

Equipment

Other Equipment

- Analysis: There is a kitchenette in each guest room consisting of a micro-fridge, microwave, and a two-burner gas stove. All appliances appear to be less than ten years old and are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of grassy areas framed by sidewalks, shrubs and trees and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The shared parking lots appear original and are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: The parking areas and walkways have pole mounted mercury vapor lights and the building has mercury vapor wall packs. Site lighting is in good condition.
- Recommendation: No corrective action required,



Bldg 367
Typical Kitchenette
Presidio of Monterey
Monterey, CA

Major Functional Criteria

CFSC Lodging Standards

The following are existing conditions of the Functional Criteria of the building. Included is a statement of the condition and an appropriate recommendation for each area that does not meet CFSC Lodging Standards.

Back of the House Spaces

- **Accessible Staff Toilets**
Does not exist; is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Break Room**
Does not exist; is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Dirty / Clean Linen Storage**
Does not exist; is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **General Storage Area**
Exists; is not required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Housekeeping Rooms**
Does not exist; is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Corridors**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Service Elevators**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Utility Rooms
(Mech/Elec/Data/Comm/Switch/Elevator Equipment Rooms)**
Meets majority of Functional Criteria.
Renovation not required.

Guest Rooms

- **Extended Stay Rooms**
Meets majority of functional criteria. All rooms have a partial kitchenette with cabinets, microwave, refrigerator, and sink.
Renovation not required.
- **Family Suites**
Meets majority of functional criteria. All rooms have a partial kitchenette with cabinets, microwave, refrigerator, and sink.
Renovation not required.
- **Standard Stay Rooms**
Meets majority of Functional Criteria.
Renovation not required.

Public Spaces

- **Bell Cart Station**
Does not exist; is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Bulk Storage**
Does not exist, is required based on Functional Criteria.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Guest Laundry Area**
Meets majority of Functional Criteria.
Renovation not required.
- **Public Corridors**
Corridors are exterior.
Renovation not required; facility will be replaced as part of the Wellness Recommendation.

- **Public Telephone Area**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Stairs**
Stairs are exterior. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vending**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.
- **Vestibule**
Does not exist, is required based on Functional Criteria. Renovation not required; facility will be replaced as part of the Wellness Recommendation.

Site

- **Community Planning**
The existing Lodging facility is located within a defined campus area separated from the community facilities. Exterior building architecture and material selections blend with the surrounding community and facilities and is in context with regional influences, but does not provide visual interest.
- **Force Protection**
Existing Lodging facility siting does not consider force protection building separation requirements, unobstructed space requirements, and road and parking constraints.
- **Site Amenities**
The exterior common areas do not meet Lodging standards including site amenities. Existing grounds are well maintained. Landscape materials and selections are nominal.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

CSI	Percent	Amount
05 Metals	2.94%	\$38,296.50
Exterior Stairs: Damaged or Failing		\$38,296.50
07 Thermal & Moisture Protection	5.52%	\$71,933.67
Built-up Roof: Beyond Useful Life		\$61,489.20
Downspouts: Damaged or Failing		\$1,063.83
Gutters: Damaged or Failing		\$9,380.64
08 Doors & Windows	9.65%	\$125,835.88
Access Door - Damaged or Failing		\$15,696.12
Al. Windows - Beyond Useful Life		\$29,437.34
Exterior Steel Door - Beyond expected useful life		\$80,702.42
09 Finishes	13.86%	\$180,745.27
Carpet: Beyond Useful Life		\$43,670.63
Exterior Surfaces: Paint Failing		\$21,777.68
Floor Tile: Damaged or Failing		\$18,854.22
Interior ceilings: Paint Failing		\$11,787.91
Interior walls: Paint failing		\$752.46
Vinyl Wall Covering: Missing or inadequate		\$83,902.37
13 Special Construction	7.37%	\$96,125.33
Fire Alarm System: Beyond Useful Life		\$16,982.59
Fire Sprinklers: Missing or Inadequate		\$79,142.74
15 Mechanical	31.18%	\$406,641.53
Bath tub: Replace due to remodel		\$76,699.48
Domestic water system: Beyond expected useful life		\$46,118.58
Hot water storage tank: Beyond expected useful life		\$5,738.43
Pipe, sewer or waste: Beyond expected useful life		\$22,128.82
PTAC: Missing or inadequate		\$85,435.68
Restroom exhaust: Missing or inadequate		\$77,599.80
Sink & vanity: Replace due to remodel		\$37,398.68
Water closet: Replace due to remodel		\$47,959.56
Water heater: Missing or inadequate		\$7,562.50
16 Electrical	14.15%	\$184,467.78
Branch Circuits: Beyond Expected Useful Life		\$62,681.49
Fixture: Incandescent fixture beyond expected life		\$82,913.83
Main service: Beyond expected useful life		\$38,872.46
19 FF&E	15.34%	\$200,000.00
Hard and soft goods: Beyond expected useful life		\$200,000.00
Total Raw Cost	100.00%	\$1,304,046.00

Additional Hard Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Spirit	0.50%	\$7,172.25

Building 367

Force Protection	9.00%	\$129,746.06
General Conditions	10.00%	\$130,404.60
Total Additional Hard Cost		\$267,322.91

Soft Cost (Template: Army Lodging Renovation)

Parameter Name	Percent	Amount
Contingency	10.00%	\$157,136.89
SIOH Conus	6.50%	\$112,352.88
Design	10.00%	\$157,136.89
08 MYr Inflation Fct	9.93%	\$198,400.96
Total Soft Cost		\$625,027.62
Total Project		\$2,196,396.53

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

CSI	Percent	Amount
02 Site Work	4.23%	\$120,888.83
Parking Lots		\$40,462.40
Site Earthwork		\$80,426.43
03 Concrete	15.82%	\$451,541.62
Floor Construction		\$264,130.77
Slab on Grade		\$59,507.80
Stair Construction		\$8,893.50
Standard Foundations		\$119,009.55
04 Masonry	5.53%	\$157,761.58
Exterior Walls		\$157,761.58
07 Thermal & Moisture Protection	7.48%	\$213,593.19
Roof Construction		\$66,988.47
Roof Coverings		\$146,604.72
08 Doors & Windows	9.65%	\$275,443.19
Exterior Doors		\$11,888.25
Exterior Windows		\$212,960.00
Interior Doors		\$50,594.94
09 Finishes	14.73%	\$420,665.66
Ceiling Finishes		\$64,415.95
Floor Finishes		\$150,753.17
Partitions		\$113,899.16
Wall Finishes		\$91,597.39
11 Equipment	2.97%	\$84,700.00
Other Equipment		\$84,700.00
13 Special Construction	5.02%	\$143,287.50
Communications & Security		\$64,503.18
Sprinklers		\$78,784.32
15 Mechanical	20.22%	\$577,252.28
Cooling Generating Systems		\$190,415.28
Domestic Water Dist		\$95,832.00
Plumbing Fixtures		\$291,005.00
16 Electrical	7.35%	\$209,775.89
Electrical Service & Distribution		\$207,119.94
Site Lighting		\$2,655.95
19 FF&E	7.01%	\$200,000.00
Interior FF&E allowance		\$200,000.00
Total Raw Cost	100.00%	\$2,854,909.73

Additional Hard Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Spirit	0.50%	\$15,702.00
Force Protection	0.00%	\$0.00
General Cond	10.00%	\$285,490.97
Total Additional Hard Cost		\$301,192.98

Building 367

Soft Cost (Template: Army Lodging New Construction)

Parameter Name	Percent	Amount
Contingency	5.00%	\$157,805.14
SIOH Conus	6.50%	\$215,404.01
Design	10.00%	\$315,610.27
08 MYr Inflation Fct	9.93%	\$381,800.77
Total Soft Cost		\$1,070,620.18
Total Project Cost for Replacement		\$4,226,722.89

INSERT BUILDING 367 FLOOR PLANS HERE

Army Lodging Wellness Recommendation

Appendix

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Public Areas											
Exterior Entrance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
Vestibule	100	100	150	150	200	200	200	200	200		In Main Lodging facilities square footage included in Lobby
Lobby (includes vestibule at Main Lodging facilities)	300-500	300-500	500-800	500-800	800-1000	800-1000	1,000-1,200	1,000-1,200	1,200-1,500	X	Includes square footage of vestibule at Main Lodging facilities
Front Desk	2 station / 100 s.f.	2 station / 100 s.f.	2 station / 100 s.f.	3 station / 150 s.f.	3 station / 150 s.f.	3 station / 250 s.f.	3 station / 250 s.f.	4 station / 300 s.f.	4 station / 300 s.f.	X	
Bell Cart Station	2 carts / 24 s.f.	2 carts / 24 s.f.	3 carts / 36 s.f.	3 carts / 36 s.f.	4 carts / 48 s.f.	4 carts / 48 s.f.	6 carts / 72 s.f.	6 carts / 72 s.f.	8 carts / 96 s.f.		Not required at facilities w/out interior corridors if building is retained.
Breakfast Bar (Seat/Svc)	550	550	550	550	550	550	550	750	1,000	X	Needed at secondary facility, if it is a remote location. CFSC requirement min 550
Passenger Elevators			1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. each	2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms	3 @ 64 s.f. each		If building is over two stories high
Stairs	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each	Numer of stairs based on plan @ 230 s.f. each		
Public Corridors	**	**	**	**	**	**	**	**	**		Minimum 6' wide
Public Telephone Area	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	2 phones / 12 s.f.	3 phones / 18 s.f.	3 phones / 18 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.	4 phones / 24 s.f.		House phone in secondary buildings. Pay phones & house phones at Main facility
Vending - Full Service	1 per building / 70 s.f.	1 per building / 70 s.f.	70	70	70-105	105-140	140-210	210-280	280+		1 for every other floor to support up to 200 units / 70 s.f. each
Vending - Ice Only	1 per building / 30 s.f.	1 per building / 30 s.f.	30	30	30-45	45-60	60-90	90-120	120+		1 for every other floor to support up to 200 units / 30 s.f. each
Women - Lobby	100	100	200	200	260	260	315	315	350	X	
Men - Lobby	100	100	200	200	260	260	315	315	350	X	
Multi-Purpose Rm	250	250	250	250	250	250	250	250	250	X	
Study Rooms	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 per 25 extended stay units of 250 s.f. each at posts with schools facilities
Guest Laundries	192	192	192-384	384-576	576-768	768-1152	1152-1536	1536-2112	2112+		CFSC requirement 2w/d for every 75 guest rooms
Gear Wash Rooms	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each	At entrance / 170 s.f. each		Only at facilities with outdoor training
Guest Bulk Storage	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note	See Note		1 unit for every 4 family suites of 25 ea. 40 w/circ.
Guest Rooms											
Guest Room - Standard	300	300	300	300	300	300	300	300			
Guest Room - Ext. Stay	300	300	300	300	300	300	300	300			
Guest Room - Suites	450	450	450	450	450	450	450	450			

ROOM / SPACE	1-10 Units	11-49 Units	50-149 Units	150-199 Units	200-299 Units	300-399 Units	400-599 Units	600-799 Units	800+	At Main Facility on Post Only	Note
Back-of-House Areas											
Manager's Office	180	180	180	180	180	180	180	180	180	X	
Assist. Mgr. Off.	-	-	0 50-99 units 120 100-149 units	120	120	120	120	120	120	X	
Front Office Mgr.	100	100	100	100	100	100	100	100	100	X	
Admin. Offices	2 space / 200-250 s.f.	2 space / 200-250 s.f.	2 spaces / 200-250 s.f.	2 spaces / 200-250 s.f.	5 spaces / 500-600 s.f.	5 spaces / 500-600 s.f.	7 spaces / 800-900 s.f.	7 spaces / 800-900 s.f.	10 spaces / 1,100-1,200 s.f.	X	
Cash Room	50	50	75	75	100	100	125	125	150	X	
Luggage Storage	-	-	75	75	100	100	100	100	100	X	
Admin. Conf. Rm.	250	250	250	250	350	350	350	350	350	X	
Housekeeping Off.	120	120	120	120	120	120	120	120	120	X	
Dirty/Clean Linen Stor.	50	50	50	50	100	100	200	200	400	See Note	At all facilities w/out in-house laundry
In-House Laundry	500	500	500	500	500	500	750	750	900	X	CFSC requirement min 500 s.f
Receiving Office	75	75	75	75	75	75	75	75	75	X	
Maintenance Area	100	100	175	175	250	250	400	400	600	X	
Kitchen Prep Room	150	150	150	150	150	150	150	150	150	X	facility, if it is a remote location.
Break Room		140	210	210	280	280	350	350	420		
Staff Toilet - Men			200	100	100	100	150	150	200		
Staff Toilet - Women		100	100	100	150	150	200	200	250		
Access Corridor	**	**	**	**	**	**	**	**	**		
Receiving	150	150	150	150	150	150	150	150	200	X	
Housekeep. Rms.	128	128-512	512-1280	1280-1792	1792-2560	2560-3456	3456-5120	5120-6912	6912+		128 s.f. for each 15 guest rooms
Service Elevator	80	80	80	80	80	80	80	80	80		
Data/Commo Rm.	100	100	100	100	150	150	150	150	150		
Switch Closets	16 *	16 *	16-48 *	48-64 *	64-96 *	96-128 *	128-144 *	144-256 *	256+ *		1 closet of 16 s.f. for approximately 50 guest rooms
Janitor Closet	50	50	50	50	50	50	50	50	50	X	Only at first floor of Main Lodging facility.
Mechanical Room	*	*	*	*	*	*	*	*	*		
General Stor. Rm.	500	500	500	500	500	500	500	500	500	X	
Bulk Storage Rm.	500	500	500	500	500	500	500	500	500	X	
Electrical Room	140 *	140 *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *	1 per floor @ 140 s.f. each *		One electrical room to serve no more than 100 rooms.
Elevator Equip.Rm.	84	84	84	84	84	84	84	84	84		
EXTERIOR											
Playground (Outdoor)										X	Play ground required at facilities with family stays.
Grounds Maintenance	400	400	400	400	400	400	400	400	400	X	

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.